Specialized Residential R.3 Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted Uses or regulations of the Residential Townhouse (R.3) Zones. In these cases, specific R.3 Restricted Defined Areas (Specialized R.3 Zones) have been established and these are indicated by hyphenated Zone designations (e.g. R.3A-1, R.3B-2, etc.)

The R.3 Zone provisions shall apply except when precluded by the specific Uses and regulations for any R.3 Restricted Defined Area.

The following R.3 Restricted Defined Areas (Specialized R.3 Zones) are herein set out:

5.3.3.1 Restricted Defined R.3A Areas – Specialized R.3A Zones

5.3.3.1.1 R.3A-1
780 York Rd.
As shown on Defined Area Map Number 57 of Schedule “A” of this By-law.

5.3.3.1.1.1 Permitted Uses
• A maximum of 14 two and three bedroom Townhouse units
• A maximum of 24 support care bachelor units
• A common room

For purposes of this By-law:
Support Care Bachelor Units shall mean a group of self-contained bachelor units including a common room designed for single adults and supervised as a residential care facility.

Common Room shall mean a meeting room designed for the promotion of social and leisure activities for the residents and staff associated with the support care bachelor units.

5.3.3.1.1.2 Regulations

5.3.3.1.1.2.1 Minimum Floor Area (per Dwelling Unit)
33.5 m² for support care bachelor units.

5.3.3.1.1.2.2 Minimum Front Yard
7.5 metres from Cityview Drive.

5.3.3.1.1.2.3 Maximum Lot Coverage
No more than 32% of the Lot Area shall be covered by Buildings or Structures.

5.3.3.1.1.2.4 Minimum Private Amenity Area
   a) A Private Amenity Area shall not be required for the supervised bachelor units.
   
   b) Despite Section 5.3.2.5.1 c), Private Amenity Areas for single-Storey Townhouse units may be a minimum of half the width of the unit.
   
   c) Despite Section 5.3.2.5.1 d), Private Amenity Areas for Townhouse units may be located within the required Side or Rear Yards.

5.3.3.1.1.2.5 Off-Street Parking
   a) Despite Section 4.13.4.3, off-street Parking Spaces shall be provided for each of the Townhouse Dwelling Units.
   
   b) Despite Section 4.13.4.3, one Parking Space shall be provided for every 4 units for the support care bachelor component.
   
   c) Despite Section 4.13.2.2.2, outdoor Parking Spaces shall be permitted no closer than 1 metre from any Lot Line or Street Line.
   
   d) Despite Section 4.13.2.2.2, Parking Spaces shall be permitted within the required York Road Setback area.

5.3.3.1.1.2.6 Minimum Distance Between Buildings
   Despite Section 5.3.2.3.3, the minimum distance between any two Buildings shall be 4 metres.

5.3.3.1.2 R.3A-2
   As shown on Defined Area Map Number 38 of Schedule “A” of this By-law.

5.3.3.1.2.1 Permitted Uses
   In accordance with the provisions of Section 5.3.1.1 of Zoning By-law (1995)-14864, as amended.

5.3.3.1.2.2 Regulations
   In accordance with Section 5.3.2 of Zoning By-law (1995) – 14864, as amended, with the following exceptions:
5.3.3.1.2.2.1 Despite the definition of Townhouse in Section 3 (58) (i), this development may contain a Building that is divided vertically into a minimum of 2 separate Dwelling Units.

5.3.3.1.2.2.2 Minimum Front Yard
10 metres

5.3.3.1.2.2.3 Minimum Side Yard
The Minimum Side Yard shall be:

- 2 metres for the east and west Side Yard, except where Private Amenity Areas face the east lot line in which case the minimum side yard shall be 8 metres; and

- 6 metres for the south Side Yard.

Despite Section 5.3.2.2.2, windows to Habitable Rooms shall be permitted to face onto the Side Yards.

5.3.3.1.2.2.4 Minimum Rear Yard
4.5 metres

Despite Section 5.3.2.2.2, windows to Habitable Rooms shall be permitted to face onto the rear yard.

5.3.3.1.2.2.5 Minimum Lot Area per Dwelling Unit
The Minimum Lot Area per Dwelling Unit shall be 250 square metres.

5.3.3.1.2.2.6 Minimum Distance between Buildings
Despite Section 5.3.2.3.1, the minimum distance between one Building and the face of another Building, each of which contain windows to Habitable Rooms, shall be 2.4 metres.

5.3.3.1.2.2.7 Access to Private Amenity Area
Despite Section 5.3.2.5.1 access to the Private Amenity Area may be provided by exterior stairs.

5.3.3.1.2.2.8 Maximum Density of Site
Despite Section 5.3.2.6.1 the maximum density of the Cluster Townhouse development shall be 40 dwellings per hectar.
5.3.1.2.2.9 Off-Street Parking
Despite Section 4.13.2.2 Parking Spaces located in the Side or Rear Yard may be located within 1.5 metres of the Lot Line.

17879 5.3.3.1.3 R.3A-3
Deleted by By-law (2005)-17879.

5.3.3.1.4 R.3A-4
50-60 Fife Rd.
As shown on Defined Area Map Number 5 of Schedule “A” of this By-law.

5.3.3.1.4.1 Permitted Uses
- Townhouses
- Apartment Building

5.3.3.1.4.2 Regulations
All Townhouse dwellings and accessory Buildings shall be developed in accordance with the provisions of Sections 4 and 5.3.2. Apartment dwellings and accessory Buildings shall be developed in accordance with the provisions of Sections 4 and 5.4.2.

5.3.3.1.4.2.1 Minimum Lot Frontage – 130 metres

5.3.3.1.4.2.2 Minimum Lot Area – 1.21 hectares

5.3.3.1.4.2.3 Maximum Number of Dwelling Units
A maximum of 70 Dwelling Units shall be permitted in the R.3A-4 Zone.

5.3.3.1.4.2.4 Maximum Building Height
The maximum Building Height shall be 4 Storeys.

5.3.3.1.4.2.5 Location of Private Amenity Areas
Despite Section 5.3.2.5.1 d), Private Amenity Areas shall be allowed to encroach into a required Side or Rear Yard but not within 3 metres of any Lot Line.

5.3.3.1.4.2.6 Parking Space Size
a) Despite Section 4.13.3, Parking Spaces shall have dimensions of not less than 2.75 metres by 5.5 metres.
b) Single parking modules shall have a minimum width of 11.6 metres with no truck access, or 12.8 metres with truck access.
c) Double-loaded parking modules shall have a minimum width of 17.7 metres with no truck access and 18.9 metres with truck access.

5.3.3.1.4.2.7 Minimum Distance Between Buildings
The distance between the existing Building known as 40 Fife Road and any future Townhouse dwelling or Apartment dwelling shall in no case be less than 6 metres.

5.3.3.1.5 R.3A-5
302-324 College Ave. W.
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.3.3.1.5.1 Permitted Uses
Maximum of 214 Townhouse Dwelling Units.

5.3.3.1.5.2 Regulations
5.3.3.1.5.2.1 Maximum Density – 38 units per hectare.
5.3.3.1.5.2.2 Minimum Lot Area – 5.6 hectares.
5.3.3.1.5.2.3 Maximum Lot Coverage – 26% of the Lot Area.
5.3.3.1.5.2.4 Minimum Private Amenity Area
5.3.3.1.5.2.4.1 Despite Section 5.3.2.5.1 d), minimum Private Amenity Areas within the R.3A-5 Zone shall be permitted to form part of a required Front, Side or Rear Yard.
5.3.3.1.5.2.4.2 Despite Section 5.3.2.5.1 a), individual Private Amenity Areas in the R.3A-5 Zone shall have a minimum area of 26 m².
5.3.3.1.5.2.4.3 Section 5.3.2.5.1 b) shall not apply to the R.3A-5 Zone.
5.3.3.1.5.2.5 Minimum Distance Between Buildings and Private Amenity Areas
Despite Section 5.3.2.3, the minimum distance between Buildings and Private Amenity Areas shall be in accordance with the following regulations only:
5.3.3.1.5.2.5.1 The distance between the face of one Building and the face of another Building, each of which contains windows of Habitable
Rooms, shall in no case be less than 15 metres.

5.3.3.1.5.2.5.2 The distance between the face of one Building which contains windows of Habitable Rooms and the face of another Building which does not contain windows to a Habitable Room shall be subject to the approval of the City of Guelph and shall in no case be less than 6.5 metres.

5.3.3.1.5.2.5.3 The distance between any two Buildings shall be subject to the approval of the City of Guelph and shall in no case be less than 3 metres.

5.3.3.1.5.2.5.4 No part of a Private Amenity Area shall be located within 6.5 metres of a wall, in another Building, containing windows of Habitable Rooms which face the Private Amenity Area.

5.3.3.1.5.2.5.5 The minimum distance between the Private Amenity Areas of two separate Buildings shall be 3 metres where one Private Amenity Area faces any part of the other Private Amenity Areas, or 3 metres where the Private Amenity Areas are side by side and aligned parallel to each other.

5.3.3.1.5.2.6 Buffer Strips

Buffer Strips in the R.3A-5 Zone shall be in accordance with the following:

5.3.3.1.5.2.6.1 Where the R.3A-5 Zone abuts the R.3A Zone, the Buffer Strip requirements along the common property line shall include a 1.5 metre high wood privacy Fence supplemented by intermittent screen planting of trees.

5.3.3.1.5.2.6.2 Where the R.3A-5 Zone abuts a Park Zone, the minimum Buffer Strip requirement shall be a Fence meeting City of Guelph standards.

5.3.3.1.5.2.6.3 Where the R.3A-5 Zone abuts lands located to the east, the minimum Buffer Strip requirements shall include a fence along the common property line, except for the areas of land Used for a vehicular emergency access road.

5.3.3.1.5.2.6.4 Where the R.3A-5 Zone abuts the lands municipally known as 278 College Avenue West, the minimum Buffer Strip requirements shall include a 1.5 metre high wood screen privacy fence along the common property lines, supplemented by a solid and unbroken planting of trees.
5.3.3.1.5.2.7 Off-Street Parking

Despite Section 4.13.3, the minimum size requirement for all outdoor off-street Parking Spaces in the R.3A-5 Zone shall be a minimum of 2.8 metres by 6 metres, where a 7 metre wide aisle is provided.

5.3.3.1.5.2.7.1 No entrance shall be located closer than 1.5 metres to a Driveway.

5.3.3.1.5.2.8 Special Fencing Requirements

5.3.3.1.5.2.8.1 A decorative wood screen and masonry post privacy Fence shall be provided along the rights-of-way/property lines of both Janefield Avenue and College Avenue West, except for those areas of land required for vehicular entry ramps and Driveways. This fence shall also be required along the property line abutting the adjacent R.4A Zone, for a distance of 30 metres measured in an easterly direction from the Janefield Avenue right-of-way. This Fence shall be a maximum height of 1.83 metres including masonry posts, and shall be supplemented with intermittent screen tree planting.

5.3.3.1.5.2.8.2 Where tennis courts are provided in the R.3A-5 Zone, the associated Fencing shall not exceed a maximum height of 3.7 metres.

5.3.3.1.5.2.9 Restricted Location of Active Recreational Facilities

Within the R.3A-5 Zone, all common recreational facilities and amenities, including swimming pools, tennis courts, recreation Buildings, etc., shall maintain a minimum distance from the abutting R.3A-5 Zone, such minimum distance to be 30 metres.

5.3.3.1.6 R.3A-6
60 Ptarmigan Drive
As shown on Defined Area Map Number 7 of Schedule “A” of this By-law.

5.3.3.1.6.1 Regulations

5.3.3.1.6.1.1 Streetscape
Where row dwellings/Townhouses face directly onto a public road allowance within the R.3A-6 Zone, such Building facades shall be required to have all brick construction.
5.3.3.1.7  **R.3A-7**
264 College Avenue West
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.3.3.1.7.1  **Permitted Uses**
- maximum of 43 *Townhouse* units.
- *Accessory Uses* in accordance with Section 4.23

5.3.3.1.7.2  ** Regulations**

5.3.3.1.7.2.1  **Maximum Density** – 35 units per hectare.

5.3.3.1.7.2.2  **Minimum Private Amenity Area**
The requirements of Section 5.3.2.5.1 d) shall not apply in the R.3A-7 **Zone**.

5.3.3.1.7.2.3  **Minimum Distance Between Buildings**
a) Despite Section 5.3.2.3.3, the distance between any two *Buildings* in the R.3A-7 **Zone** shall, in no case, be less than 3 metres.

b) Despite Section 5.3.2.3.5, the minimum distance between *Private Amenity Areas* that are side by side and aligned parallel to each other shall be 3 metres in the R.3A-7 **Zone**.

5.3.3.1.7.2.4  **Buffer Strips**
a) The *Buffer Strip* in the R.3A-7 **Zone** may be interrupted with openings for pedestrian or vehicular access.

b) The *Buffer Strip* in the R.3A-7 **Zone** shall have, as a minimum, a fence.

5.3.3.1.7.2.5  **Off-Street Parking**
Despite Section 4.13.3.2, the minimum size requirement for all outdoor, off-street *Parking Spaces* in the R.3A-7 **Zone** where a 7 metre wide aisle is provided, shall be 2.8 metres by 6.0 metres minimum.

5.3.3.1.8  **R.3A-8**
39 Ptarmigan Dr.
As shown on Defined Area Map Number 7 of Schedule “A” of this By-law.
5.3.3.1.8.1 Regulations

5.3.3.1.8.1.1 Streetscape
Where row dwellings/Townhouses face directly onto a public road allowance within the R.3A-8 Zone, such Building facades shall be required to have all brick construction.

5.3.3.1.8.1.2 Buffer Strip
Where the Buffer Strip in the R.3A-8 Zone is adjacent to a Park, Conservation Land, Wetland or Institutional Zone, that Buffer Strip shall consist of a mix of deciduous and coniferous trees to be planted at a maximum distance of 4.5 metres off centres. The deciduous trees shall have a minimum caliper of 50.8 millimetres and the coniferous trees shall be a minimum of 2.4 metres in height, at the time of planting.

5.3.3.1.9 R.3A-9
186 Fife Rd.
As shown on Defined Area Map Number 5 of Schedule “A” of this By-law.

5.3.3.1.9.1 Regulations

5.3.3.1.9.1.1 Maximum Number of Dwelling Units – 27 Dwelling Units.

5.3.3.1.9.1.2 Maximum Building Height – 2 Storeys above Finished Grade.

5.3.3.1.9.1.3 Minimum Private Amenity Area
a) Despite Section 5.3.2.5.1 a), each Private Amenity Area shall have a minimum area of 28 m².

b) Despite Section 5.3.2.5.1 c), each Private Amenity Area shall have a width equal to the width of the Dwelling Unit (except for end and second Storey units).

c) Despite Section 5.3.2.5.1 d), each Private Amenity Area shall be allowed to form part of a required Side or Rear Yard.

5.3.3.1.9.1.4 Parking Space Sizes
Despite Section 4.13.3.2, the following provisions shall apply:

a) Parking Spaces shall have dimensions of not less than 2.75 metres by 5.5 metres.
b) Single parking modules shall have a minimum width of 12 metres with no truck access, or 12.8 metres with truck access.

c) Double loaded parking modules shall have a minimum width of 18 metres with no truck access, or 18.9 metres with truck access.

5.3.3.1.10  R.3A-10
Paisley Rd.
As shown on Defined Area Map Number 10 of Schedule “A” of this By-law.

5.3.3.1.10.1  Regulations

5.3.3.1.10.1.1  Setback from Canadian National Railway Right-of-Way
15 metres

5.3.3.1.10.1.2  Setback from the Hanlon Expressway Right-of-Way
15 metres.

5.3.3.1.11  R.3A-11
80-90 Ferman Dr., 40 Imperial Rd. N., 539 Willow Rd.
As shown on Defined Area Map Number 4 of Schedule “A” of this By-law.

5.3.3.1.11.1  Regulations

5.3.3.1.11.1.1  Maximum Density
Not more than 29.5 units per hectare in Blocks “A”, “B”, “C” and “D”.

5.3.3.1.11.1.2  Buffer Strips

5.3.3.1.11.1.2.1  Buffer Strips comprised of earth berms and tree planting shall be established and maintained along the Lot Lines of the R.3A-11 Zone which abuts any other Residential, Open Space or Urban Reserve Zone.

5.3.3.1.11.1.2.2  Earth berms shall consist of solid earth mounds of not less than 1.2 metres in height above the surrounding grade level.

5.3.3.1.11.1.2.3  Every earth berm shall have a solid and unbroken planting of shrubs or trees the ultimate height of which shall not be less than 2 metres above the top of the berm.
5.3.3.1.11.1.2.4 All walkways shall be screened by planting of shrubs or trees, from the abutting residential Lots.

5.3.3.1.11.1.3 Maximum Lot Area per Dwelling Unit
Shall be 278.7 m² except that, in cases where underground parking or parking within the Main Building is supplied, the Lot Area may be reduced by 18.6 m² for each such space provided or, where the Lot backs onto public parkland, the Lot Area may be reduced by 37.2 m² for each such Lot.

5.3.3.1.12 R.3A-12
1055 Gordon St.
As shown on Defined Area Map Number 32 of Schedule “A” of this By-law.

5.3.3.1.12.1 Permitted Uses
- Maisonette Dwelling
- Stacked Townhouses
- Cluster Townhouse
- Accessory Apartment in accordance with Section 4.15.1
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23

5.3.3.1.12.2 Regulations

5.3.3.1.12.2.1 Stacked Townhouses
For Stacked Townhouses, all regulations of the R.3 Zone as specified in Section 5.3.2, with the exception of Rows 3, 8, 10, and 12 of Table 5.3.2 and Section 4.13.2.2, shall apply, with the following additions:

a) Maximum Density
Notwithstanding Row 20 of Table 5.3.2, the maximum density for Stacked Townhouses in the R.3A-12 Zone shall be 69.2 Units per hectare.

b) Maximum Building Height
Notwithstanding Row 9 of Table 5.3.2, the maximum Building Height for Stacked Townhouses in the R.3A-12 Zone shall be 3.5 Storeys.

5.3.3.1.12.2.2 Cluster Townhouses
For Cluster Townhouses, all regulations of the R.3 Zone as specified in Section 5.3.2, shall apply, with the following exceptions:
5.3.3.1.12.2.2(a) Minimum Distance Between Buildings
Notwithstanding Section 5.3.2.3.3, the minimum distance between Buildings shall be 3 metres.

5.3.3.1.12.2.2(b) Off-Street Parking
Notwithstanding Section 4.13.2.2, required Parking Spaces may be located within 1.2 metres of a Side Lot Line.

5.3.3.1.12.2.2(c) Private Amenity Area
Notwithstanding Section 5.3.2.5.1(d), the Private Amenity Area may form part of a required Side or Rear Yard.

5.3.3.1.12.2.2(d) Private Amenity Area
Notwithstanding Section 5.3.2.5.1(e), the Private Amenity Area for a maximum of seven (7) Dwelling Units may face onto Gordon Street, subject to fencing and landscaped screening approved through Section 41 of the Planning Act.

5.3.3.1.13 R.3A-13
286 Elmira Rd. S., Paisley Rd. and Watson Rd.
As shown on Defined Area Map Numbers 4, 10 and 61 of Schedule “A” of this By-law.

5.3.3.1.13.1 Permitted Uses
• Cluster and/or Stacked Townhouses
• Religious Establishment
• Apartments

5.3.3.1.13.2 Regulations
All Religious Establishments shall be developed in accordance with the provisions of Section 8.2. All Cluster Townhouse and accessory Buildings shall be in accordance with the provisions of Section 5.3 and in accordance with the following density regulation. All Apartment dwellings and accessory Buildings shall be in accordance with the provisions of Section 5.4 and in accordance with the following additional density provision:

5.3.3.1.13.2.1 Density
Maximum of 39.5 units/ha for Townhouse dwellings and a maximum of 74.1 units/ha for Apartment dwellings.

5.3.3.1.14 R.3A-14
10 Stuart St.
As shown on Defined Area Map Number 35 of Schedule “A” of this By-law.
5.3.3.1.14.1 Permitted Uses
- 10 Cluster Townhouse units.

5.3.3.1.14.2 Regulations

5.3.3.1.14.2.1 Minimum Private Amenity Area
A Private Amenity Area may form part of the Side or Rear Yard.

5.3.3.1.15 R.3A-15
909-963 Gordon St.
As shown on Defined Area Map Number 31 or Schedule “A” of this By-law.

5.3.3.1.15.1 Permitted Uses
Maximum of 72 Townhouse units.

5.3.3.1.15.2 Regulations

5.3.3.1.15.2.1 Maximum Number of Dwelling Units per Townhouse Building
4 Dwelling Units

5.3.3.1.15.2.2 Minimum Northerly Side Yard and Westerly Rear Yard
The minimum northerly Side Yard and westerly Rear Yard shall be 9.1 metres and shall include the required Buffer Strip and Private Amenity Areas.

5.3.3.1.15.2.4 Minimum Distance Between Buildings
The minimum distance between any two Buildings shall be 6 metres.

5.3.3.1.16 R.3A-16
129 Victoria Rd. N.
As shown on Defined Area Map Number 51 of Schedule “A” of this By-law.

5.3.3.1.16.1 Regulations

5.3.3.1.16.1.1 Buffer Strips
Where the R.3A-16 Zone abuts a R.2 Zone a Buffer Strip shall be provided and maintained in accordance with the following regulations:
5.3.3.1.16.1.1.1 Every Buffer Strip shall have a minimum width of 6.0 metres and this shall be in addition to any Yard or Yards required by Table 5.3.2.

5.3.3.1.16.1.1.2 The required Buffer Strip shall run along the entire length of the Zone line or lines separating the R.3A-16 Zone from the R.2 and R.1C Zone.

5.3.3.1.16.1.1.3 The required Buffer Strip shall consist of a solid and unbroken planting of trees, the ultimate height of which is not less than 2 metres and a 1.8 metre wooden privacy Fence protected by Vehicle curb stops or barriers. Such plant materials shall not be less than 1 metre in height when planted.

5.3.3.1.16.1.1.4 The required Buffer Strip shall be installed and maintained by the owner of the Lot upon which the Buffer Strip is required.

5.3.3.1.17 R.3A-17
As shown on Defined Area Map Number 29 of Schedule “A” of this By-law.

5.3.3.1.17.1 Permitted Uses
- 60 Townhouse Units
- Accessory rental Office

5.3.3.1.17.2 Regulations

5.3.3.1.17.2.1 Minimum Lot Area
16, 510 m²

5.3.3.1.17.2.2 Maximum Number of Dwelling Units in a Row
Notwithstanding Row 18 of Table 5.3.2, where units are adjacent to a public Street, the maximum number of Dwelling Units in a row shall be 11.

5.3.3.1.18 R.3A-18
As shown on Defined Area Map Numbers 29, 56 and 57 of Schedule “A” of this By-law.

5.3.3.1.18.1 Permitted Uses
In accordance with the Uses permitted in Section 5.3.1.1 of this
By-law, as amended, and in addition:

- **Townhouses** or row dwellings having direct access to a public Street (*On-Street Townhouses*).

5.3.3.1.18.2 Regulations

a) All **Townhouses** and row dwellings shall be in accordance with the provisions of Section 5.3.2 of *By-law* Number (1995)-14864, as amended.

b) All **Townhouses** and row dwellings having direct access to a public Street shall be in accordance with the *On-Street Townhouse* provisions of Section 5.3.2 of *By-law* Number (1995)-14864, as amended, with the following exception:

5.3.3.1.18.2.1 Minimum Lot Area per Dwelling Unit

Notwithstanding Row 3 of Table 5.3.2 of this *By-law*, the minimum Lot Area per Dwelling Unit shall be 227 m².

5.3.3.1.19 R.3A-19

As shown on Defined Area Map Number 42 of Schedule “A” of this *By-law*.

5.3.3.1.19.1 Regulations

In accordance with the provisions of Section 5.3.2 of *By-law* Number (1995)-14864, as amended, with the following exception:

5.3.3.1.19.1.1 Maximum Building Height

Two (2) **Storeys** and in accordance with Sections 4.16 and 4.18.

5.3.3.1.20 R.3A-20

As shown on Defined Area Map Number 38 of Schedule “A” of *By-law* Number (1995)-14864, as amended.

5.3.3.1.20.1 Permitted Uses

- A **Townhouse** containing a maximum of twenty-four (24) **Dwelling Units**.

5.3.3.1.20.2 Regulations

In accordance with Section 4 (General Provisions) and Section 5.3.2 (R.3 Zone Regulations) of *By-law* Number (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.20.2.1 Minimum Lot Area per Dwelling Unit
144 m² per **Dwelling Unit** is required based on the original area of the **Lot**.

5.3.3.1.20.2.2 Minimum **Front Yard**
7.5 metres from the original York Road and Neeve Street **Street Lines**.

5.3.3.1.20.2.3 Minimum **Side and Rear Yards**
In accordance with Section 5.3.2.2 of **By-law** Number (1995)-14864, as amended, with the exception that, where windows to a **Habitable Room** face on a required **Yard**, the **Building** may be located up to 7 metres of that **Side** or **Rear Yard**.

5.3.3.1.20.2.4 Maximum **Building Coverage**
No more than 33 percent of the original **Lot Coverage** by **Buildings** or **Structures**.

5.3.3.1.20.2.5 Minimum **Private Amenity Area**
Despite Section 5.3.2.5 of **By-law** Number (1995)-14864, as amended, the minimum **Private Amenity Area** shall only consist of a deck and/or porch and a **Balcony** for each **Dwelling Unit** which may encroach into the **Front Yard**, and which may face onto a public **Street**.

5.3.3.1.20.2.6 Minimum **Common Amenity Area**
Section 5.3.2.4 of **By-law** Number (1995)-14864 shall not apply.

5.3.3.1.20.2.7 **Parking Space** Dimensions
Despite Section 4.13.3.2, **Parking Spaces** shall have dimensions of not less than 2.74 metres by 5.5 metres. **Parking Spaces** for physically disabled persons shall have dimensions of not less than 4 metres by 5.5 metres.

5.3.3.1.20.2.8 Parking Location
Parking shall not be located in the **Front Yard** in the R.3A-20 **Zone**. In addition, the requirements of Section 4.13.2 of **By-law** Number (1995)-14864, as amended, shall not apply.

5.3.3.1.20.2.9 Parking Ratio
1.5 **Parking Spaces** per **Dwelling Unit**.

5.3.3.1.20.2.10 **Buffer Strips**
Where the R.3A-20 **Zone** abuts any other Residential **Zone**, a solid continuous wood **Fence** supplemented by a non-continuous planting of shrubs and trees shall be provided.
5.3.3.1.20.2.11 Maximum Number of Dwelling Units in a Row
The maximum number of Dwelling Units in a row shall be 12.

5.3.3.1.20.2.12 Maximum Density
70 units per hectare.

5.3.3.1.20.2.13 Minimum Distance Between Buildings and Private Amenity Areas
Sections 5.3.2.2.2 and 5.3.2.3.5 of By-law Number (1995)-14864, as amended, shall not apply.

5.3.3.1.21 R.3A-21
As shown on Defined Area Map Number 52 of Schedule “A” of this By-law.

5.3.3.1.21.1 Regulations
All regulations of the R.3A Zone as specified by Section 5.3.2 and Table 5.3.2 with the following addition:

5.3.3.1.21.1.1 Minimum Setback From Railway Right-of-Way
30 metres.

5.3.3.1.22 R.3A-22
As shown on Defined Area Map Number 43 of Schedule “A” of this By-law.

5.3.3.1.22.1 Permitted Uses
• A maximum of 71 Dwelling Units shall be in the R.3A Zone, in accordance with the provisions of Section 5.3.3.1.22 of this By-law, as amended.

5.3.3.1.22.2 Regulations
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions:

5.3.3.1.22.2.1 Minimum Side Yard and Rear Yard
Notwithstanding Section 5.3.2.2 of this By-law, as amended, a minimum Side Yard and a minimum Rear Yard of 3.0 metres shall be provided.

5.3.3.1.22.2.2 Minimum Distance Between Buildings
Notwithstanding Section 5.3.2.3 of this By-law, as amended, the minimum distance between the face of one Building and the face of another Building, each of which contains windows of Habitable Rooms, shall be 6.0 metres.
5.3.3.1.22.2.3 Minimum **Common Amenity Area**
Notwithstanding Section 5.3.2.4 of this **By-law**, as amended, there shall be no requirement to provide **Common Amenity Area**.

5.3.3.1.22.2.4 Minimum **Private Amenity Area**
Notwithstanding Section 5.3.2.5 of this **By-law**, as amended, there shall be no requirement to provide a **Private Amenity Area** for each **Dwelling Unit**.

5.3.3.1.23 **R.3A-23**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.3.3.1.23.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1 of this **By-law**, as amended, and in addition:
- **A Religious Establishment** and any **Accessory Uses** permitted in Section 8.1.1.1 of this **By-law**.

5.3.3.1.23.2 **Regulations**
a) All **Uses** permitted by Section 5.3.1 of this **By-law** shall be in accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended.

b) A **Religious Establishment** shall be in accordance with the provisions of Section 8.2 of **By-law** Number (1995)-14864, as amended.

5.3.3.1.24 **R.3A-24**
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

5.3.3.1.24.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.1 of this **By-law**, as amended.

5.3.3.1.24.2 **Regulations**
In accordance with the provisions of Sections 4 and 5.3.2 of Zoning **By-law** (1995)-14864 with the following exceptions:

5.3.3.1.24.2.1 Maximum Number of **Dwelling Units**
Notwithstanding Section 5.3.2.6.1 and Table 5.3.2, Row 3, the maximum number of *Dwelling Units* shall be 110.

### 5.3.3.1.24.2.2 Minimum Distance Between Buildings and Private Amenity Areas – R.3A Zoning

Notwithstanding Section 5.3.2.3.2, the distance between the face of a dwelling containing windows to *Habitable Rooms* and the face of another dwelling which does not contain windows to *Habitable Rooms* shall in no case be less than 10.5 metres.

Notwithstanding Section 5.3.2.3.3, the distance between any two *Buildings* on the same *Lot* shall be in no case less than 3 metres.

Notwithstanding Section 5.3.2.3.5, the minimum distance between *Private Amenity Areas* facing each other shall be 6 metres.

Notwithstanding Section 5.3.2.5.1(d), *Private Amenity Areas* shall be allowed to form part of a required *Side* and *Rear Yard* except for any dwelling backing onto existing *Lots* on Suffolk Street.

### 5.3.3.1.24.2.3 Minimum Front or Exterior Side Yard

Notwithstanding Table 5.3.2, Row 5, the minimum *Front* or *Exterior Side Yard* shall be 4.5 metres.

### 5.3.3.1.24.2.4 Parking

Notwithstanding Sections 4.13.4.3 and 4.13.6 a minimum of 1.5 *Parking Spaces* per unit shall be provided.

### 5.3.3.1.24.2.5 Separation Distance From Railway

All *Dwelling Units* shall be *Setback* a minimum distance of 30 metres from the railway tracks or 7.5 metres from the railway right-of-way, whichever is greater.

### 5.3.3.1.24.2.6 Deleted by *By-law* (1999)-16110.

### 5.3.3.1.25 R.3A-25

As shown on Defined Area Map Number 40 of Schedule “A” of this *By-law*.

### 5.3.3.1.25.1 Permitted Uses

- A maximum of 22 *Cluster Townhouse Dwelling Units*
- *Home Occupation* in accordance with Section 4.19
- *Accessory Use* in accordance with Section 4.23
5.3.3.1.25.2 Regulations
All Townhouse dwellings shall be in accordance with the provisions of Section 5.3.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.25.2.1 Minimum Side Yard
Notwithstanding Section 5.3.2.2.1, the northerly minimum Side Yard shall be 4.5 metres.

5.3.3.1.25.2.2 Minimum Distance Between Buildings and Private Amenity Area
Notwithstanding Section 5.3.2.3.1, the distance between the face of one Building and the face of another Building, each of which contains windows of Habitable Rooms, shall in no case be less than 14 metres.

5.3.3.1.25.2.2.2 Notwithstanding Section 5.3.2.3.4, no part of a Private Amenity Area shall be located within 11 metres of a wall in another Building containing windows of Habitable Rooms which face the Private Amenity Area.

5.3.3.1.25.2.3 Notwithstanding Section 5.3.2.3.3 and 5.3.2.3.5, the distance between any two Buildings on the same Lot and their Private Amenity Areas shall in no case be less than 3.5 metres.

5.3.3.1.25.2.3.1 Minimum Private Amenity Area per Dwelling Unit
Notwithstanding Section 5.3.2.5.1(a) and (b), the Private Amenity Area shall have a minimum area of 29 m² and a minimum depth of 5 metres measured from the recessed Dwelling Unit wall. No portion of the Dwelling Unit wall shall be permitted within 2.5 metres of the Rear Yard.

5.3.3.1.25.2.4 Maximum Number of Dwellings
Notwithstanding Section 5.3.2.6.1 and Table 5.3.2, Row 3, the maximum number of Dwelling Units shall be 22.

5.3.3.1.25.2.5 Maximum Building Height
Notwithstanding Table 5.3.2, Row 9, the maximum Building Height shall be two (2) Storeys.
5.3.3.1.26  

**R.3A-26**

As shown on Defined Area Map Number 42 of Schedule “A” of this *By-law*.

5.3.3.1.26.1  

**Permitted Uses**

In accordance with the provisions of Section 5.3.1.1 and 5.3.1.2 of this *By-law*, as amended.

5.3.3.1.26.2  

** Regulations**

In accordance with the provisions of Section 5.3.2 of this *By-law*, as amended, with the following exceptions:

5.3.3.1.26.2.1  

**Minimum Front Yard**

4.5 metres from Clairfields Drive for any *Dwelling Unit*.

5.3.3.1.26.2.2  

**Maximum Building Coverage for On-Street Townhouses**

50%.

5.3.3.1.27  

**R.3A-27**

As shown on Defined Area Map Number 42 of Schedule “A” of this *By-law*.

5.3.3.1.27.1  

**Permitted Uses**

5.3.3.1.27.1.1  

*Townhouse* Dwellings in accordance with the regulations outlined in Section 5.3.3.2.7.1 of the R.3B-7 *Zone* of this *By-law*, as amended.

5.3.3.1.27.1.2  

*Apartment* Dwellings in accordance with the regulations outlined in Section 5.4.2 of this *By-law*, as amended.

5.3.3.1.27.1.3  

*Religious Establishments* in accordance with the regulations outlined in Section 8.2 of this *By-law*, as amended.

5.3.3.1.28  

**R.3A-28**

As shown on Defined Area Map Number 29 of Schedule “A” of this *By-law*.

5.3.3.1.28.1  

**Permitted Uses**

In accordance with the provisions of Section 5.3.3.1.18.1 of this *By-law*, as amended.

5.3.3.1.28.2  

** Regulations**
In accordance with the provisions of Section 5.3.3.18.2 of this *By-law*, as amended, with the following addition:

5.3.3.1.28.2.1 **Stormwater Gallery Protection**
No *Buildings* or *Structures* (excluding *Fences*) shall be located or constructed within 3.0 metres of the *Rear Lot Line* in this *Zone*, in order to protect the underground infiltration storm gallery.

5.3.3.1.29 **R.3A-29 (H)**
As shown on Defined Area Map Number 34 of Schedule “A” of this *By-law*.

5.3.3.1.29.1 **Permitted Uses**
Despite the *Uses* permitted by Section 5.3.1.1, the permitted *Uses* in the R.3A-29(H) *Zone* shall be limited to:
- A maximum of six (6) *Cluster Townhouse* units
- *Home Occupations* in accordance with Section 4.19
- *Accessory Uses* in accordance with Section 4.23

5.3.3.1.29.2 **Regulations:**
In accordance with Sections 4 (General Provisions), 5.3.1 and Table 5.3.2 (Residential *Townhouse Zone*) with the following exception:

5.3.3.1.29.2.1 **Minimum Lot Frontage:**
Notwithstanding Table 5.3.2 (Row 4) of this *By-law*, the minimum frontage along Woolwich Street shall be 13 metres.

5.3.3.1.29.2.2 **Holding Provision:**
*Purpose*: To ensure that development does not occur until the site has been decommissioned and until the approval of necessary severances and the endorsement of deeds.

*Condition* – prior to removing the Holding Symbol (H):
- **a)** The owner shall demonstrate to the *City* that the lands have been decommissioned in accordance with the current MOEE “Guidelines for Use at Contaminated Sites in Ontario” and the owner has filed a record of site condition.
- **b)** The owner shall obtain approval for the necessary severances and the endorsement of the deeds.

5.3.3.1.30 **R.3A-30**
13, 15, 17 and 21-23 College Avenue West, 1 and 3 Hales Crescent and 14 Moore Avenue

5.3.3.1.30.1 **Permitted Uses**
Residential Component:
- **Stacked** and/or **Cluster Townhouse** limited to a maximum of forty (40) dwelling units and limited to a maximum occupancy of 150 persons and 150 beds.

For the purposes of the R.3A-30 Zone, the definition of “**Lodging House**” as defined by Zoning **By-law** (1995)-14864, as amended, does not apply.

Commercial Component:
- **Artisan Studio**
- **Convenience Store**
- **Day Care Centre**
- **Personal Service Establishment**
- **Office**
- **Financial Establishment**
- **Laundry**
- **Medical Office**

For the purposes of the R.3A-30 Zone, the commercial component shall be limited to a maximum **Gross Floor Area** of 465 m².

5.3.3.1.30.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.3.2 and Table 5.3.2 (Residential Townhouse R.3 Zone Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.30.2.1 Minimum **Lot Area Per Dwelling Unit**:
Despite Table 5.3.2, Row 3, the Minimum **Lot Area Per Dwelling Unit** shall be 134 m².

5.3.3.1.30.2.2 Minimum **Front and Exterior Side Yard**
- Despite Table 5.3.2, Row 5, the Minimum **Front Yard** on Borden
- **Street** shall be 2.9 metres
- Despite Table 5.3.2, Row 5, the Minimum **Exterior Side Yard** on Hales Crescent shall be 3.2 metres
- Despite Table 5.3.2, Row 5, the Minimum **Exterior Side Yard** on College Avenue shall be 3.8 metres

5.3.3.1.30.2.3 Minimum **Rear Yard**
In accordance with Table 5.3.2, Row 7 and Section 5.3.2.2., the Minimum **Rear Yard** shall be 7.5 metres
Maximum **Building Height**
Despite Table 5.3.2, Row 9, the Maximum **Building Height** shall be two and one-half (2 ½) storeys.

5.3.3.1.30.2.5 Minimum Distance Between **Buildings**
Despite Table 5.3.2, Row 10 and Section 5.3.2.3.2, the minimum distance between the face of one **Building** which contains windows of **Habitable Rooms** and the face of another **Building** which does not contain windows to a **Habitable Rooms** shall in no case be less than 4.1 metres.

Despite Table 5.3.2, Row 10 and Section 5.3.2.3.3 and Section 5.3.3.1.30.2.3, the minimum distance between **Buildings** facing Moore Avenue and Hales Crescent and between the most easterly **Building** facing Hales Crescent and the easterly property boundary shall be in no case less than 3 metres.

5.3.3.1.30.2.6 Minimum **Private Amenity Area** per **Dwelling Unit**:
Despite Table 5.3.2, Row 12 and Section 5.3.2.5.1 (d) and (e), a **Private Amenity Area** may form part of the required Front, Side or Rear Yard and may face onto a public Street, except that there shall be no **Private Amenity Areas** permitted facing Hales Crescent or Moore Avenue.

Section 5.3.2.5.1 (h) does not apply in the R.3A-30 Zone.

5.3.3.1.30.2.7 Regulations Governing **Lodging Houses**:
Sections 4.25 and 4.25.2 (Regulations Governing **Lodging Houses**) and Table 4.25 of Zoning **By-law** (1995)-14864, as amended, do not apply in the R.3A-30 Zone.

5.3.3.1.30.2.8 **Balconies**
Despite Section 4.7.1 and Table 4.7, Row 8, no **Balconies** shall be permitted in the **Rear Yard**.

5.3.3.1.31 **R.3A-31**
11 Cityview Drive South
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.

5.3.3.1.31.1 **Permitted Uses**
In accordance with the **Uses** permitted in Section 5.3.1.1 of this **By-law**, as amended.

5.3.3.1.31.2 **Regulations**
All **Townhouse** dwellings shall be in accordance with the provisions of Section 4 and 5.3.2 of **By-law** Number (1995) – 14864, as amended, with the following exceptions:
5.3.3.1.31.2.1 Minimum Side **Yards**
Notwithstanding Section 5.3.2.2.1 and Row 6, Table 5.3.2, **Buildings** shall be located a minimum of 7.5 metres from the southerly Side **Lot Line** and shall be set back a minimum of 2.5 metres from the Conservation Land P.1 Zone limits.

5.3.3.1.31.2.2 Minimum **Private Amenity Area**
   a) Notwithstanding Section 5.3.2.5.1(a), the **Private Amenity Area** for each ground level **Stacked Townhouse** unit shall have a minimum area of 10 square metres.
   b) Notwithstanding Section 5.3.2.5.1(b), the **Private Amenity Area** for each ground level **Stacked Townhouse** unit shall have a minimum depth (from the wall of the dwelling unit) of 3.18 metres.
   c) Notwithstanding Section 5.3.2.5.1(c), the **Private Amenity Area** for each ground level **Stacked Townhouse** unit shall have a minimum width of 3.15 metres.

5.3.3.1.31.2.3 **Buffer Strip**
Notwithstanding Row 14, Table 5.3.2, the **Buffer Strip** shall be a minimum of 10 metres along the easterly property limit.

5.3.3.1.31.2.4 **Slope Preservation Area**
A minimum width of 5 metres from the southerly Side **Lot Line** has been placed in the Conservation Land P.1 Zone in order to protect the stability of steep slope areas. Disturbance of vegetation or soils shall not be permitted in the slope preservation area.

20173 5.3.3.1.31.2 **Holding Provision**
Deleted by By-law (2017)-20173

17186 5.3.3.1.32 **R.3A-32**
As shown on Defined Area Map Numbers 42 and 75 of Schedule “A” of this **By-law**.

5.3.3.1.32.1 **Regulations**
In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions:

5.3.3.1.32.1.1 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Despite Section 5.3.2.3.3, the minimum distance between any two **Buildings** on the same **Lot** shall be 3 metres.

Despite Section 5.3.2.3.5, the minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 6 metres where one **Private Amenity Area** faces any other part of the other **Private Amenity Area** or 3 metres where the **Private Amenity Areas** are side
by side and aligned parallel to each other. The minimum distance between a **Private Amenity Area** and the wall of another **Building** shall be 3 metres.

5.3.3.1.32.1.2 **Private Amenity Area**
In accordance with Section 5.3.2.5.1 with the following exception:

Despite Section 5.3.2.5.1(d), the **Private Amenity Area** may form part of a required **Rear Yard**.

5.3.3.1.32.1.3 **Maximum Density of Site**
Despite 5.3.2.6.1, the maximum density of the **Cluster Townhouse** development shall be 34.5 **Dwellings** per hectare.

5.3.3.1.33.1 **R.3A-33**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.3.3.1.33.1.1 **Minimum Front Yard**
4.5 metres from Clairfields Drive

5.3.3.1.33.1.2 **Maximum Building Height**

2 **Storeys** maximum within 30 metres of the northerly property line in the **R.3A-33 Zone**.

5.3.3.1.34.1 **R.3A-34**
1139, 1147, 1153, 1179 and 1205 Gordon Street
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.1.34.1.1 **Maximum Density**
Despite Section 5.3.2.6.1, the maximum density of the **Cluster Townhouse** development shall be 30 **Dwelling Units** per hectare.

5.3.3.1.34.1.2 **Maximum Building Height**
Notwithstanding Row 9 of Table 5.3.2, the maximum **Building**
**Height** where they abut existing **Single Detached Dwellings** along the northerly **Lot Lines** in the R.3A-34 **Zone** shall be 2 **Storeys**.

5.3.3.1.34.1.3  **Minimum Northerly Side Yard**  
Notwithstanding Section 5.3.2.2, the minimum northerly **Side Yard** shall be 19.6 metres and shall include the required **Buffer Strip** and **Private Amenity Areas**.

5.3.3.1.34.1.4  **Off-Street Parking**  
Notwithstanding Section 4.13.2.2, required **Parking Spaces** may be permitted in the **Front Yard**.

5.3.3.1.35  **R.3A-35**  
1820 Gordon Street South  
As shown on Defined Area Map Number 73 of Schedule “A” of this **By-law**.

5.3.3.1.35.1  **Permitted Uses**  
In addition to the permitted **Uses** outlined in Section 5.3.1.1 of this **By-law**, the following permitted **Use** shall be allowed:

- **Apartment Building**

5.3.3.1.35.2  **Regulations**  
For all **Uses** outlined in Section 5.3.1.1 of this **By-law**, the regulations in Section 5.3.2 shall apply and for an **Apartment Building Use**, the regulations in Section 5.4.2 shall apply.

5.3.3.1.35.2.1  **Minimum Residential Density**  
The required minimum residential density shall be 32 units per hectare.

5.3.3.1.36  **R.3A-36**  
Gordon Street South  
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.1.36.1  **Permitted Uses**  
In accordance with the provisions of Section 5.3.1.1 and 5.3.1.2 of this **By-law**, as amended.

5.3.3.1.36.2  **Regulations**  
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions and additions:
5.3.3.1.36.2.1 Maximum Building Coverage (% of Lot Area)
Notwithstanding the provisions of Table 5.3.2, Row 8, the Maximum Building Coverage shall be 33%.

5.3.3.1.36.2.2 Maximum Density of Site
Notwithstanding the provisions of Section 5.3.2.6, the Maximum Density shall be 48 units per hectare.

5.3.3.1.36.2.3 Minimum Front Yard
In accordance with the provisions of Table 5.3.2, Row 5, except that the Minimum Front Yard along Gordon Street South where no Garage is provided, shall be 4.5 metres.

5.3.3.1.36.2.4 General Sight Lines
Notwithstanding the provisions of Section 4.6.2, a portion of the Driveway for the Dwelling Unit closest to the intersection of Vaughan Street and Revell Drive, shall be permitted within the sight line triangle.

5.3.1.37 R.3A-37
365 Watson Parkway North
As shown on Defined Area Map Number 61 of Schedule “A” of this By-law.

5.3.1.37.1 Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.1 of this By-law, as amended.

5.3.1.37.2 Regulations
In accordance with Section 5.3.2. of this By-law, as amended, with the following exceptions and additions:

5.3.1.37.2.1 Side Yard Setback for Buildings with Windows to a Habitable Room
Despite Section 5.3.2.2.2, the Building with windows to a Habitable Room shall be permitted 3 metres from the southerly Side Yard Lot Line.

5.3.1.38 R.3A-38

5.3.1.38.1 Permitted Uses
In addition to the Uses listed in Section 5.3.1 of Zoning By-law (1995) – 14864, as amended, the following Use shall also be permitted:

- Apartment Building
5.3.1.38.2 Regulations

5.3.1.38.2.1 Apartment Buildings shall be in accordance with the R.4A regulations of Section 5.4.1 of Zoning By-law (1995)-14864, as amended, with the following exception:

5.3.1.38.2.1.1 Maximum Building Height
The maximum Building Height shall be 5 Storeys.

5.3.1.38.2.2 All Townhouse Dwellings shall be in accordance with Section 5.3.1 of Zoning By-law (1995) – 14864, as amended, with the following exceptions:

5.3.1.38.2.2.1 Minimum Front Yard
The minimum Front Yard Setback shall be 4.5 metres.

5.3.1.38.2.2.2 Minimum Side and Rear Yards
The minimum Side Yard shall be 3 metres.
The minimum Rear Yard shall be 6.5 metres.

Despite Section 5.3.2.2.2, windows to Habitable Rooms shall be permitted to face onto the Side and Rear Yards.

5.3.1.38.2.2.3 Off-street Parking
Despite Section 4.13.2.2, Parking Spaces located in the Side Yard may be located within 3 metres of the Lot Line.

5.3.3.1.39 R.3A-39
As shown on Defined Area Map Number 51 of Schedule “A” of this By-law.

5.3.3.1.39.1 Permitted Uses
Notwithstanding Section 5.3.1, no Building or Structure shall be erected or used except for one or more of the following Uses:

- Apartment Building
- Stacked Townhouse
- Multiple Attached Dwelling
- Cluster Townhouse
- Maisonette
- Home Occupation in accordance with Section 4.19
- Accessory Uses in accordance with Section 4.23
For the purposes of this Zone, a *Multiple Attached Dwelling* shall mean a *Building* consisting of 3 or more *Dwelling Units* which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as *Common Amenity Area*, parking and *Driveways*.

5.3.3.1.39.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential *Cluster Townhouse*) Zone regulations and Section 5.4.2 and Table 5.4.2 (Residential *Apartment*) Zone regulations of *By-law* Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.39.2.1 Minimum *Side Yards*
3 metres for the *Side Yards* abutting the adjacent R.1C *Zone*.

5.3.3.1.39.2.2 Minimum Distance Between *Buildings*
Where two or more *Buildings* are located on any one *Lot*, the minimum distance shall be 3 metres.

5.3.3.1.39.2.3 Maximum Number of *Dwelling Units*
124 units

5.3.3.1.39.2.4 Maximum *Building Height*
4 storeys

5.3.3.1.39.2.5 *Buffer Strips*
The *Buffer Strip* shall be a minimum of 3 metres along the northerly property line abutting the adjacent R.3A *Zone*.

5.3.3.1.39.2.6 Minimum Distance of *Buildings* from a *Driveway* or Parking Stall
2 metres

5.3.3.1.39.2.7 Off-Street Parking
Off-street *Parking Spaces* shall be provided at a ratio of 1.25 *Parking Spaces* per *Dwelling Unit*.

5.3.3.1.40 *R.3A-40*
As shown on Defined Area Map Number 5 of Schedule “A” of this *By-law*.

5.3.3.1.40.1 Permitted *Uses*
In accordance with the provisions of Section 5.3.1.1 of Zoning *By-law* (1995) – 14864, as amended.
5.3.3.1.40.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential Cluster Townhouse) Zone regulations of By-law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.40.2.1 Maximum Number of Dwellings
A maximum of 12 Dwelling Units shall be permitted consisting of three blocks of four Townhouse Dwelling units each.

5.3.3.1.40.2.2 Minimum Side Yard
Despite Section 5.3.2.2, the minimum Side Yard Setback shall be 13 metres.

5.3.3.1.40.2.3 Minimum Setback from Railway Right-of-Way
15 metres

5.3.3.1.40.2.4 Buffer Strips
Notwithstanding Row 14, Table 5.3.2, the Buffer Strips shall be:
- a minimum of 10 metres along the easterly property limit; and
- a minimum of 3.0 metres along the westerly property limit.

5.3.3.1.40.2.5 Minimum Number of Visitor Parking Spaces
Despite Section 4.13.6, a minimum of 7 visitor Parking Spaces shall be provided at a minimum distance of 9 metres from the westerly property line.

5.3.3.1.40.2.6 Private Amenity Areas
In addition to Section 5.3.2.5.1, the private Amenity Areas shall be at grade or equal to the main floor level.

5.3.3.1.40.2.7 Maximum Building Height
Two Storeys and a maximum of 7.8 metres.

5.3.3.1.41 R.3A-41
80 Frederick Drive
As shown on Defined Area Map Number 75 of Schedule “A” of this By-law.

5.3.3.1.41.1 Permitted Uses
In accordance with Section 5.3.1.1 of Zoning By-law (1995) – 14864, as amended, with the following additional permitted Use:

- Apartment Building
5.3.3.1.41.2 Regulations
Despite Sections 5.3.2 and 5.4.2 of Zoning By-law (1995) – 14864, as amended, the following regulations shall apply:

5.3.3.1.41.2.1 Minimum Dwelling Units
A minimum of 240 Dwelling Units shall be constructed in this Zone.

5.3.3.1.41.2.2 Minimum Number of Apartment Dwellings
A minimum of 120 Apartment Dwelling Units shall be constructed in this Zone.

5.3.3.1.41.2.3 Minimum Gross Floor Area (per unit)
50 square metres

5.3.3.1.41.2.4 Minimum Front Yard
(a) From a public Street – 4.5 metres
(b) From a private Street – 4.5 metres from the nearest sidewalk

5.3.3.1.41.2.5 Maximum Building Height
4 Storeys with the exception that all Buildings and Structures located within 30 metres of the north property line shall be a maximum Building Height of 2 Storeys.

5.3.3.1.41.2.6 Maximum Block Coverage
A maximum of 40% of the area in this Zone shall be covered by Buildings and Structures.

5.3.3.1.41.2.7 Minimum Common Amenity Area
A minimum of 15m² per Dwelling Unit shall be provided and aggregated into areas of not less than 50m². Amenity Areas shall be designed so that the length does not exceed 4 times the width.

5.3.3.1.41.2.8 Minimum Landscaped Open Space
A minimum of 30% of the area of this Zone shall be provided.

5.3.3.1.41.2.9 Minimum Off-Street Parking for Each Dwelling Unit
Townhouse - 1.5 spaces
Apartment – 1.25 spaces

5.3.3.1.41.2.10 Minimum Distance between Residential Buildings
The minimum distance between any two Buildings containing Dwelling Units shall be 4.0 metres.
5.3.3.1.41.2.11 Frontage on a Street
Despite Section 4.1, access from a Building to a public Street may be provided by way of a private Street.

5.3.3.1.41.2.12 Maximum Number of Dwelling Units in a Row
The maximum number of Dwelling Units in a row shall be 12 Dwelling Units.

19007 5.3.3.1.41.3 R.3A-41(H) – Deleted by By-law 19007

19002 5.3.3.1.42 R.3A-42
1671 Gordon Street
As shown on Defined Area Map Number 30 of Schedule “A” of this By-law.

5.3.3.1.42.1 Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.1. (Cluster Townhouse) Zone.

5.3.3.1.42.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.3.2 and Table 5.3.2 (Cluster Townhouse R.3A Zone Regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.42.2.1 Minimum Number of Units
14

5.3.3.1.42.2.2 Maximum Building Coverage
50 per cent

5.3.3.1.42.2.3 Maximum Height
2 Storeys and a maximum of 7.8 metres

5.3.3.1.42.2.4 Northerly Side Yard Setback
9 metres from the northerly Lot Line

5.3.3.1.42.2.5 Rear Yard Setback
No Buildings shall be located within 9 metres of the easterly rear Lot Line adjacent to Gordon Street in order to accommodate the construction of a future road extension to the adjacent lands to the north.
5.3.3.1.43.1 **Permitted Uses**

Despite the provisions of Section 5.3.1.1 of the Zoning *By-law* (1995)-14864, as amended, only the following permitted *Uses* shall be allowed:

A maximum of 45 *Dwelling Units* including:

a) 1 *Single Detached Dwelling*
b) 28 *Cluster Townhouse* dwellings
c) 16 *Multiple Attached Dwellings* in accordance with the R.3A (*Stacked Townhouse*) regulations in Section 5.3.2
d) *Home Occupation* in accordance with Section 4.19
e) *Accessory Use* in accordance with Section 4.23

For the purposes of this *Zone*, a *Multiple Attached Dwelling* shall mean a *Building* consisting of 3 or more *Dwelling Units* which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors and/or from an internal hall or corridor and which share common facilities such as *Common Amenity Area*, parking and *Driveways*.

5.3.3.1.43.2 **Regulations**

In accordance with Section 5.3.2 of Zoning *By-law* (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.43.2.1 **Minimum Front Yard**

Despite Row 5 of Table 5.3.2 of the *By-law*, the minimum *Front Yard* shall be 4.5m.

5.3.3.1.43.2.2 **Minimum Side Yard**

Despite Section 5.3.2.2 of the *By-law*:

a) The minimum *Side Yard* for a *Cluster Townhouse* dwelling adjacent to a Residential *Zone* or a Park *Zone* shall be 7.5m.

b) The minimum *Side Yard* for a *Multiple Attached Dwelling* adjacent to a Park *Zone* shall be 1.9m.

5.3.3.1.43.2.3 **Minimum Rear Yard**

Despite Section 5.3.2.2 of the *By-law*, the minimum *Rear Yard* for a *Multiple Attached Dwelling* adjacent to a Park *Zone* shall be 7.5m.
5.3.3.1.43.2.4 Maximum Building Height
Despite Row 9 of Table 5.3.2 of the By-law:

a) The maximum Building Height for a Cluster Townhouse dwelling located on the north side of a private road in this Zone shall be 3 Storeys at the south wall of the Building but a maximum of 2 Storeys at the north wall of the Building where Dwelling Units face a Residential Zone and Park Zone.

b) The maximum Building Height for a Cluster Townhouse dwelling located on the south side of a private road in this Zone shall be 2 Storeys excluding Basement.

c) The maximum Building Height for a Multiple Attached Dwelling shall be 3 Storeys at the west wall of the Building and 4 Storeys at the east wall of the Building.

5.3.3.1.43.2.5 Minimum Distance Between Buildings
Despite Section 5.3.2.3 of the By-law, the minimum distance between any two Buildings in this Zone shall be 3m.

5.3.3.1.43.2.6 Minimum Common Amenity Area
In addition to the regulations in Section 5.3.2.4 of the By-law, one Common Amenity Area having a minimum size of 800 m² shall be provided.

5.3.3.1.43.2.7 Minimum Private Amenity Area
In accordance with Section 5.3.2.5 and in addition to Section 5.3.2.5.1h) of the By-law, the Private Amenity Area with the exception of the first 3m from the Building wall, may also be defined by a row of plantings, such plantings to be exempt from the requirements of Section 5.3.2.5.3.

5.3.3.1.43.2.8 Angular Planes
Section 4.16 of the By-law shall not apply in this Zone.

19137
20066
5.3.3.4.44 R.3A-44
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this By-law.

5.3.3.1.44.1 Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.1 of By-law Number (1995)-14864, as amended, with the following additional permitted Uses:
- **On-Street Townhouse**
- **Back-to-Back Townhouse**
- **Rear-Access On-Street Townhouse**

The following definitions shall apply in the R.3A-44 Zone:

"**On-Street Townhouse**": means a **Townhouse** where each **Dwelling Unit** is located on a separate **Lot** and has legal frontage on a private or public **Street**.

"**Back-to-Back Townhouse**": means a **Building** where each **Dwelling Unit** is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the **Dwelling Unit** from the outside accessed through the **Front Yard**, **Side Yard** or **Exterior Side Yard** and does not have a **Rear Yard**.

"**Rear-Access On-Street Townhouse**": means a **Townhouse** where each **Dwelling Unit** is located on a separate **Lot** and has legal frontage on a private or public **Street** and has an independent entrance to the **Dwelling Unit** from the outside accessed through the **Exterior Side Yard** or **Rear Yard**.

5.3.3.4.44.2 Regulations
In accordance with Section 5.3.2 of the By-law with the following exceptions and additions:

5.3.3.4.44.2.1 Maximum Number of **Dwelling Units**
A maximum of 58 **Dwelling Units** shall be permitted in this Zone.

5.3.3.4.44.2.2 Despite Section 4.1, **Development** in this Zone may occur on a privately owned **Street**.

5.3.3.4.44.2.3 Maximum **Building Height**
Despite Table 5.3.2, Row 9 and Sections 4.16 and 4.18, the maximum **Building Height** shall be 3 **Storeys**.

5.3.3.4.44.2.4 Minimum **Common Amenity Area**
Despite Table 5.3.2, Row 11 and Section 5.3.2.4, the minimum **Common Amenity Area** shall be 410m² for the block.

5.3.3.4.44.2.5 Minimum **Landscaped Open Space**
Despite Table 5.3.2, Row 13, the minimum **Landscaped Open Space** shall be 25%.

5.3.3.4.44.2.6 **Buffer Strip**
Despite Table 5.3.2, Row 14, a **Buffer Strip** is not required.
5.3.3.4.44.2.7 Off-Street Parking
Despite Table 5.3.2, Row 16 and Section 4.13.4.3 and Section 4.13.6, a minimum of 1 Parking Space per unit shall be provided and a minimum of 12 visitor Parking Spaces shall be provided, which includes 2 Designated Accessible Parking Spaces.

5.3.3.4.44.2.8 Location and Minimum Setback to Parking Space and Minimum Driveway/Parking Area Location
Section 4.13.2.2 shall not apply.

5.3.3.4.44.2.9 Maximum Density of Site
Despite Table 5.3.2, Row 20 and Section 5.3.2.6, the maximum density of site shall be 63 units per hectare.

5.3.3.4.44.2.10 Angular Planes
Section 4.16 shall not apply.

5.3.3.4.44.2.11 Severability Provision
The provisions of this By-law shall continue to apply collectively to the whole of the lands identified as R.3A-44, despite any future severance, partition or division for any purpose.

5.3.3.4.44.2.12 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the By-law, the following exceptions and additions are applicable to On-Street Townhouses:

5.3.3.4.44.2.13 Minimum Lot Area per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area shall be 150 m².

5.3.3.4.44.2.14 Minimum Front Yard
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum Front Yard shall be 4.5 metres to a Dwelling Unit face, 6 metres to the front wall of the Garage and 3 metres to an unenclosed Porch.

5.3.3.4.44.2.15 Minimum Exterior Side Yard (abutting a public Street)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum Exterior Side Yard shall be 2.4 metres to a Dwelling Unit face and 0.75 metres to an unenclosed Porch.

5.3.3.4.44.2.16 Minimum Exterior Side Yard (abutting a private Street)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum Exterior Side Yard shall be 1.75 metres to a Dwelling Unit face and 0.75 metres to an unenclosed Porch.
5.3.3.4.44.2.17 Minimum Side Yard
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum Side Yard shall be 1.5 metres.

5.3.3.4.44.2.18 Minimum Rear Yard
Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum Rear Yard shall be 5.7 metres.

5.3.3.4.44.2.19 Maximum Building Coverage (% of Lot Area)
Despite Table 5.3.2, Row 8, the maximum Building Coverage shall be 55%.

5.3.3.4.44.2.20 Maximum Number of Dwelling Units in a Row
Despite Table 5.3.2, Row 18, the maximum number of Dwelling Units in a row shall be 6.

5.3.3.4.44.2.21 Minimum Private Amenity Area
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum Private Amenity Area shall be 35 m².

5.3.3.4.44.2.22 Minimum Distance Between Buildings and Private Amenity Areas
Section 5.3.2.3 shall not apply.

5.3.3.4.44.2.23 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the By-law, the following exceptions and additions are applicable to Back-to-Back Townhouses:

5.3.3.4.44.2.24 Minimum Lot Area Per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 70 m².

5.3.3.4.44.2.25 Minimum Front Yard (abutting a public or private Street)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum Front Yard shall be 4.3 metres to a Dwelling Unit face, 6 metres to the front wall of the Garage and 2.4 metres to an unenclosed Porch.

5.3.3.4.44.2.26 Minimum Exterior Side Yard (abutting a public Street)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum Exterior Side Yard shall be 2.4 metres to a Dwelling Unit face and 0.75 metres to an unenclosed Porch.
5.3.3.4.44.2.27 Minimum Side Yard
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum Side Yard shall be 1.5 metres.

5.3.3.4.44.2.28 Minimum Rear Yard
Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum Rear Yard shall be 0 metres.

5.3.3.4.44.2.29 Maximum Building Coverage (% of Lot Area)
Despite Table 5.3.2, Row 8, a maximum Building Coverage shall not apply.

5.3.3.4.44.2.30 Maximum Number of Dwelling Units in a Block
Despite Table 5.3.2, Row 18, the maximum number of Dwelling Units in a block shall be 14.

5.3.3.4.44.2.31 Minimum Private Amenity Area
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum Private Amenity Area shall be 4.0 m² and can be provided in the Front Yard on an unenclosed Porch or Balcony with no privacy screen.

5.3.3.4.44.2.32 Minimum Distance Between Buildings and Private Amenity Areas
Section 5.3.2.3 shall not apply.

5.3.3.4.44.2.33 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the By-law, the following exceptions and additions are applicable to Rear-Access On-Street Townhouses:

5.3.3.4.44.2.34 Minimum Lot Area Per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 90 m².

5.3.3.4.44.2.35 Minimum Front Yard (abutting a public Street)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum Front Yard shall be 1.6 metres to a Dwelling Unit face and 1.1 metres to an unenclosed Porch.

5.3.3.4.44.2.36 Minimum Front Yard (abutting a private Street)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum Front Yard shall be 4.5 metres to a Dwelling Unit face, 6 metres to the front wall of the Garage and 2.6 metres to an unenclosed Porch.
5.3.3.44.2.37 **Minimum Exterior Side Yard** (abutting a public **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 4.5 metres to a **Dwelling Unit** face and 4.1 metres to an unenclosed **Porch**.

5.3.3.44.2.38 **Minimum Exterior Side Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 4.2 metres to a **Dwelling Unit** face and 3.4 metres to an unenclosed **Porch**.

5.3.3.44.2.39 **Minimum Side Yard**
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 1.5 metres.

5.3.3.44.2.40 **Maximum Building Coverage** (% **Lot Area**)
Despite Table 5.3.2, Row 8, the maximum **Building Coverage** shall be 65%.

5.3.3.44.2.41 **Maximum Number of Dwelling Units** in a Row
Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a row shall be 8.

5.3.3.44.2.42 **Minimum Private Amenity Area**
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 9.0 m² and can be provided in the **Front Yard** on an unenclosed **Porch** or **Balcony** with no privacy screen.

5.3.3.44.2.43 **Minimum Distance Between Buildings** and **Private Amenity Areas**
Section 5.3.2.3 shall not apply.

19234 5.3.3.1.45 **R.3A-45**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.3.3.1.45.1 **Permitted Uses**
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.45.2 **Regulations**
In accordance with Section 5.3.2 and Table 5.3.2 (Residential **Cluster Townhouse** Zone) regulations of By-law Number (1995)-14864, as amended, with the following exceptions:
Minimum **Rear Yard** Setback
1.5 metres

Maximum **Building Coverage**
40%

Minimum Distance between **Buildings**
The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 9 metres.

**R.3A-46**
39-47 Arkell Road and 1408 Gordon Street
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

Permitted **Uses**
In accordance with the provisions of Section 5.3.1.1 of Zoning **By-law** (1995)-14864, as amended.

**Regulations**
In accordance with the provisions of Section 5.3.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

**Maximum Building Height**
Notwithstanding the provisions of Table 5.3.2, Row 9, the maximum **Building Height** shall be:
- 4 **Storeys** for **Stacked Townhouses**
- 3 **Storeys** for **Cluster Townhouses**
- 2 **Storeys** for any **Building** within 30m of the eastern property line where it abuts a Residential single detached **Zone**
- In accordance with Section 4.18

**Side and Rear Yards**
Notwithstanding the provisions of Table 5.3.2, Rows 6 and 7 and the provisions of Section 5.3.2.2, no **Building** shall be located closer to any **Rear** or **Side Lot Line** than 3 metres.

**Lot Frontage**
Notwithstanding the provisions of Table 5.3.2, Row 4, the minimum **Lot Frontage** shall be 11 metres.

**Density**
Notwithstanding the provisions of Table 5.3.2, Row 20 and the provisions of Section 5.3.2.6, the maximum density shall be 50 units per hectare.
5.3.3.1.47 R.3A-47
180 Gordon Street
As shown on Defined Area Map Number 39 of Schedule “A” of this By-law.

5.3.3.1.47.1 Permitted Uses

- Cluster Townhouse
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23

5.3.3.1.47.2 Regulations
In accordance with the provisions of Section 5.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.47.2.1 Lot Area per Dwelling Unit
Notwithstanding the provisions of Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 143 square metres.

5.3.3.1.47.2.2 Side Yard
Notwithstanding the provisions of Table 5.3.2, Row 6 and the provisions of Section 5.3.2.2, no Building shall be located closer to any Side Lot Line than 3 metres.

5.3.3.1.47.2.3 Rear Yard
Notwithstanding the provisions of Table 5.3.2, Row 7 and the provisions of Section 5.3.2.2, no Building or Structure shall be located closer to any Rear Yard Lot Line than 3 metres.

5.3.3.1.47.2.4 Building Coverage
Notwithstanding the provisions of Table 5.3.2, Row 8, the maximum Building coverage shall be 46% of the Lot Area.

5.3.3.1.47.2.5 Maximum Building Height
Notwithstanding the provisions of Table 5.3.2, Row 9, the maximum Building Height shall be:

- 4 Storeys provided that the Gross Floor Area of the fourth Storey shall be limited to a maximum of 165 square metres in total and shall not contain any Habitable Floor Space.
- Section 4.16 shall not be applicable.
- In accordance with Section 4.18.
5.3.3.1.47.2.6 Angular Plane
Notwithstanding the provisions of Table 5.3.2, Row 9 and Section 4.16, the angular plane that applies to the Side Lot Line adjacent to the Park shall be a maximum of 82 degrees.

5.3.3.1.47.2.7 Landscaped Open Space
Notwithstanding the provisions of Section 5.3.2, Row 13, the minimum Landscaped Open Space shall be 17% of the Lot Area.

5.3.3.1.47.2.8 Off-Street Parking Location
In accordance with the provisions of Table 5.3.2, Row 16 and the provisions of Section 4.13, with the following exceptions:

- Notwithstanding the provisions of Section 4.113.2.2 and 4.13.2.2.1, every Parking Space shall be located in the Side Yard or Rear Yard provided that no Parking Space is located within 0.3 metres of any Lot Line with the following exception:
  - A maximum of 2 visitor Parking Spaces, or parts thereof, may be located within required Front Yard.
- Notwithstanding the provision of Section 4.13.2.2.2, no part of any surface Driveway or surface Parking Area shall be located within 1.0 metre of a Building entrance or any window of a Habitable Room.

5.3.3.1.47.2.9 Accessory Buildings or Structures
In accordance with the provisions of Table 5.3.2, Row 17 and the provisions of Section 4.5, with the following exceptions:

- Notwithstanding the provisions of Section 4.5.1.2 and 5.3.3.1.47.2.2, the minimum Side Yard setback to an accessory Structure shall be 0.3 metres.
- Notwithstanding the provisions of Section 4.5.1.4, the maximum Gross Floor Area of all accessory Buildings or Structures shall not exceed 173 square metres.

5.3.3.1.47.2.10 Density
Notwithstanding the provisions of Table 5.3.2, Row 20 and the provisions of Section 5.3.2.6, the maximum density shall be 59 units per hectare.

20049 5.3.3.1.47.3 Holding Provision R.3A-47 (H) Zone
Deleted by By-law (2016)-20049
5.3.3.1.48  R.3A-48
30, 34 and 40 Arkell Road
As shown on Defined Area Map Number 41 of Schedule “A” of this By-law.

5.3.3.1.48.1  Permitted Uses
In addition to the Uses listed in Section 5.3.1 of Zoning By-law (1995)-14864, as amended, the following Use shall also be permitted:

- **Multiple Attached Dwelling**- shall mean a Building consisting of 3 or more Dwelling Units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as Common Amenity Area, parking and Driveways.

5.3.3.1.48.2  Regulations

5.3.3.1.48.2.1  Minimum Front Yard
4 metres

5.3.3.1.48.2.2  Minimum Rear Yard
3 metres

5.3.3.1.48.2.3  Minimum Side Yard
4.7 metres from the westerly Lot Line
3 metres from the easterly Lot Line

5.3.3.1.48.2.4  Minimum Private Amenity Area
Minimum Private Amenity Area of 12 square metres
Minimum depth of Private Amenity Area of 2.4 metres
Minimum area for above grade Private Amenity Area of 3.3 square metres

5.3.3.1.48.2.5  Minimum Distance between Buildings
6 metres

5.3.3.1.48.2.6  Maximum Building Height
4 Storeys

5.3.3.1.48.2.7  Maximum Density
61.5 units per hectare
5.3.3.1.49

**R.3A-49**
246 Arkell Road
As shown in Defined Area Map Number 74 of Schedule “A” of this By-law.

5.3.3.1.49.1 **Permitted Uses**
In accordance with Section 5.3.1.1 of Zoning By-law (1995)-14864, as amended.

5.3.3.1.49.2 **Regulations**
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions:

5.3.3.1.49.2.1 **Minimum Front Yard**
Despite Table 5.3.2, Row 5, the minimum Front Yard shall be 4.5 metres.

5.3.3.1.49.2.2 **Minimum Distance Between Buildings**
Despite Table 5.3.2, Row 10, the minimum distance between Buildings shall be 3 metres.

5.3.3.1.50

**R.3A-50**
340 Clair Road East
As shown on Defined Area Map Number 75 of Schedule “A” of this By-law.

5.3.3.1.50.1 **Permitted Uses**
- **Maisonette Dwelling**
- **Stacked Townhouse**
- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.3.1.50.2 **Regulations**
Despite Section 5.3.2 of Zoning By-law (1995)-14864, as amended, the following regulations shall apply:

5.3.3.1.50.2.1 **Minimum Dwelling Units**
A minimum of 52 Dwelling Units shall be constructed in this Zone.

5.3.3.1.50.2.2 **Minimum Gross Floor Area** (per unit)
50 square metres.

5.3.3.1.50.2.3 **Minimum Front Yard**
From a public Street- 4.5 metres
From a private Street, 4.5 metres from the nearest sidewalk, Buildings shall be a setback from Clair Road a minimum of 6.0 metres.

5.3.3.1.50.2.4 Maximum Block Coverage
A maximum of 40% of the area in this Zone shall be covered by Buildings and Structures.

5.3.3.1.50.2.5 Minimum Common Amenity Area
A minimum of 15m² per Dwelling Unit shall be provided and aggregated into areas of not less than 50m². Amenity Areas shall be designed so that the length does not exceed 4 times the width.

5.3.3.1.50.2.6 Minimum Landscaped Open Space
A minimum of 30% of the area of this Zone shall be provided.

5.3.3.1.50.2.7 Minimum Off-Street Parking for Each Dwelling Unit
1.5 spaces

5.3.3.1.50.2.8 Frontage on a Street
Despite Section 4.1, access from a Building to a public Street may be provided by way of a private Street.

5.3.3.1.50.2.9 Maximum Number of Dwelling Units in a Row
The maximum number of Dwelling Units in a row shall be 12 Dwelling Units.

5.3.3.1.51 R.3A-51
340 Clair Road East
As shown in Defined Area Map 75 of Schedule “A” of this By-law.

5.3.3.1.51.1 Permitted Uses
- Maisonette Dwelling
- Stacked Townhouse
- Cluster Townhouse
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23
- Apartment Building

5.3.3.1.51.2 Regulations
Despite Sections 5.3.2 and 5.4.2 of Zoning By-law (1995)-14864, as amended, the following regulations shall apply:

5.3.3.1.51.2.1 Minimum Dwelling Units
A minimum of 170 Dwelling Units shall be constructed in this Zone.
5.3.3.1.51.2.2 Minimum Number of Apartment Dwellings
A minimum of 108 Apartment Dwelling Units shall be constructed in this Zone.

5.3.3.1.51.2.3 Minimum Gross Floor Area (per unit)
50 square metres

5.3.3.1.51.2.4 Minimum Front Yard
From a public Street- 4.5 metres
From a private Street- 4.5 metres from the nearest sidewalk

5.3.3.1.51.2.5 Maximum Building Height
4 Storeys

5.3.3.1.51.2.6 Maximum Block Coverage
A maximum of 40% of the area in this Zone shall be covered by Building and Structures.

5.3.3.1.51.2.7 Minimum Common Amenity Area
A minimum of 15 m² per Dwelling Unit shall be provided and aggregated into areas of not less than 50m². Amenity Areas shall be designed so that the length does not exceed the 4 times the width.

5.3.3.1.51.2.8 Minimum Landscaped Open Space
A minimum of 30% of the area of this Zone shall be provided.

5.3.3.1.51.2.9 Minimum Off-Street Parking for each Dwelling Unit
Townhouse- 1.5 spaces
Apartment- 1.25 spaces

5.3.3.1.51.2.10 Frontage on a Street
Despite Section 4.1, access from a Building to a public Street may be provided by way of a private Street.

5.3.3.1.51.2.11 Maximum Number of Dwelling Units in a Row
The maximum number of Dwelling Units in a row shall be 12 Dwelling Units.

5.3.3.1.52 R.3A-52
803 and 807 Gordon Street
As shown on Defined Area Map Number 31 of Schedule “A” of this By-law.
5.3.3.1.52.1 Permitted Uses
All Uses outlined in Section 5.3.1.1 of the By-law.

5.3.3.1.52.2 Regulations
In accordance with Section 5.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.52.2.1 Distance from Lot Line
Despite Section 4.13.2.2 of the By-law, the minimum distance of a Parking Space to the Side Lot Line along the north property boundary in this Zone, shall be 0.35 metres.

5.3.3.1.52.2.2 Maximum Building Height
Despite Table 5.3.1, Row 9, the maximum Building Height shall be 4 Storeys.

5.3.3.1.52.2.3 Maximum Density
Despite Table 5.3.2, Row 20, the maximum density of development shall be 65.4 units per hectare.

5.3.3.1.53 R.3A-53
As shown on Defined Area Map Number 62 of Schedule “A” of this By-law.

5.3.3.1.53.1 Permitted Uses
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.53.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential Cluster Townhouse) Zone regulations of By-law Number (1995)-14864, as amended with the following exceptions:

5.3.3.1.53.2.1 Despite the definition of Stacked Townhouse in Section 3(58)(i)(i), Stacked Townhouse shall also mean a Building consisting of 3 or more Dwelling Units which are horizontally or vertically attached.

5.3.3.1.53.2.2 Despite the definition of Street in Section 3(151), a Street shall not include a laneway.

5.3.3.1.53.2.3 Minimum Lot Area
600 square metres

5.3.3.1.53.2.4 Minimum Lot Area per Dwelling Unit
100 square metres
5.3.3.1.53.2.5 Minimum **Front Yard**
3 metres

5.3.3.1.53.2.6 Minimum **Rear Yard**
6 metres

5.3.3.1.53.2.7 Minimum **Side Yard**
1.5 metres

5.3.3.1.53.2.8 Maximum **Building Coverage**
50%

5.3.3.1.53.2.9 Minimum **Number of Off-Street Parking Spaces**
2 **Parking Spaces** per unit. **Parking Spaces** are permitted to be tandem.

5.3.3.1.53.2.10 **Location of Off-Street Parking**
Section 4.13.2 shall not apply.

5.3.3.1.53.2.11 **Visitor Parking**
Section 4.13.6 shall not apply.

5.3.3.1.53.2.12 **Designated Accessible Parking**
Section 4.13.5 shall not apply.

5.3.3.1.53.2.13 **Access to Parking Spaces**
Section 4.13.7.1 shall not apply.

5.3.3.1.53.2.14 **Private Amenity Area**
- Minimum area of 10 square metres for units above grade
- No **Private Amenity Area** is required for units at grade

5.3.3.1.53.2.15 **Common Amenity Area**
None required.

5.3.3.1.53.2.16 **Minimum Distance Between Buildings**
The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 3 metres.

5.3.3.1.53.2.17 **Sight Line Triangles**
Despite Section 4.6.1, the corner sight line triangle shall be formed by joining the point of intersection to points on each **Street Line**, measured a distance of 6 metres from that point of intersection.
5.3.3.1.53.2.18  Minimum Landscaped Open Space (% of Lot Area)
10%

5.3.3.1.53.2.19  Maximum Number of Dwelling Units in a Row
18

5.3.3.1.53.2.20  Maximum Density of Site
The maximum density for Stacked Townhouse developments shall be 95 dwellings per hectare.

5.3.3.1.53.2.21  Minimum Density of Site
The minimum density for Stacked Townhouse developments shall be 75 dwellings per hectare.

5.3.3.1.54  R.3A-54
As shown on Defined Area Map Number 62 of Schedule “A” of this By-law.

5.3.3.1.54.1  Permitted Uses
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.54.2  Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential Cluster Townhouse) Zone regulations of By-Law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.54.2.1  Despite the definition of Stacked Townhouse in Section 3(58)(i)(i), Stacked Townhouse shall also mean a Building consisting of 3 or more Dwelling Units which are horizontally and vertically attached.

5.3.3.1.54.2.2  Despite the definition of Street in Section 3(151), a Street shall not include a laneway.

5.3.3.1.54.2.3  The Lot Line abutting Watson Parkway North shall be deemed to be the Front Lot Line.

5.3.3.1.54.2.4  Minimum Lot Area
600 square metres

5.3.3.1.54.2.5  Minimum Lot Area per Dwelling Unit
100 square metres

5.3.3.1.54.2.6  Minimum Front Yard
3 metres
5.3.3.1.54.2.7 Minimum **Rear Yard**
6 metres

5.3.3.1.54.2.8 Minimum **Side Yard**
1.5 metres

5.3.3.1.54.2.9 Maximum **Building Coverage**
50%

5.3.3.1.54.2.10 Minimum Number of Off-Street **Parking Spaces**
2 **Parking Spaces** per unit. **Parking Spaces** are permitted to be tandem.

5.3.3.1.54.2.11 **Location of Off-Street Parking**
Section 4.13.2 shall not apply.

5.3.3.1.54.2.12 **Visitor Parking**
Section 4.13.6 shall not apply.

5.3.3.1.54.2.13 **Designated Accessible Parking**
Section 4.13.5 shall not apply.

5.3.3.1.54.2.14 **Access to Parking Spaces**
Section 4.13.7.1 shall not apply.

5.3.3.1.54.2.15 **Private Amenity Area**
- Minimum area of 10 square metres for units above grade
- No **Private Amenity Area** is required for units at grade

5.3.3.1.54.2.16 **Common Amenity Area**
None required.

5.3.3.1.54.2.17 **Minimum Distance between Buildings**
The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 3 metres.

5.3.3.1.54.2.18 **Sight Line Triangles**
Despite Section 4.6.1, the corner sight line triangle shall be formed by joining the point of intersection to points on each **Street Line**, measured a distance of 6 metres from that point of intersection.

5.3.3.1.54.2.19 **Minimum Landscaped Open Space (% of Lot Area)**
10%
5.3.3.1.54.2.20 Maximum Number of **Dwelling Units** in a Row
18

5.3.3.1.54.2.21 Maximum Density of Site
The maximum density for **Stacked Townhouse** developments shall be 95 dwellings per hectare.

5.3.3.1.54.2.22 Minimum Density of Site
The minimum density for **Stacked Townhouse** developments shall be 75 dwellings per hectare.

19683 5.3.3.1.55 R.3A-55
158 Fife Road
As shown on Defined Area Map Number 5 of Schedule ‘A’ of this **By-law**.

5.3.3.1.55.1 Permitted **Uses**
- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.3.1.55.2 Regulations
All regulations in Section 5.3.2 of the **By-law** shall apply with the following exceptions and additions:

5.3.3.1.55.2.1 Minimum **Lot Frontage**
Despite Row 4, Table 5.3.2 of the Zoning By-law, the minimum **Lot Frontage** shall be 12 metres.

5.3.3.1.55.2.2 Maximum Number of **Dwelling Units**
A maximum of 13 **Dwelling Units** shall be permitted.

5.3.3.1.55.2.3 Maximum **Building Height**
Despite Row 9, Table 5.3.2 of the Zoning By-law, the maximum **Building Height** shall be two **Storeys**.

5.3.3.1.55.2.4 Minimum **Setback** from Railway Right-of-Way
15 metres

19684 5.3.3.1.56 R.3A-56
1820 Gordon Street
As shown on Defined Area Map Number 73 of Schedule “A” of this **By-law**.

5.3.3.1.56.1 Permitted **Uses**
All **Uses** outlined in Section 5.3.1.1 of the **By-law**.
5.3.3.1.56.2 Regulations
All regulations in Section 5.3.2 of the By-law shall apply with the following exceptions:

5.3.3.1.56.2.1 Minimum Front Yard
Despite Table 5.3.2, Row 5, 4.5m to front wall of Dwelling and 6m to Garage face if Garage access is from a public Street.

5.3.3.1.56.2.2 Maximum Density
Despite Section 5.3.2.6, the maximum density shall be 40 units per hectare.

R.3A-57
As shown on Defined Area Map Number 57 of Schedule “A” of this By-law.

5.3.3.1.57 Permitted Uses
- Maisonette dwelling
- Stacked Townhouse
- Cluster Townhouse
- On-Street Townhouse
- Multiple Attached Dwelling Unit
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23

5.3.3.1.57.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.57.2.1 Maximum Building Height
4 storeys

5.3.3.1.57.2.2 Minimum Distance between Buildings
Minimum distance of 3 metres between the face of one Building and the face of another Building, each of which contains windows of Habitable Rooms.

5.3.3.1.57.2.3 Private Amenity Areas
- Minimum setback of 6.0 metres from any Private Amenity Area to a wall in another Building containing windows of Habitable Rooms which face the Private Amenity Area
- Minimum Private Amenity Area for Stacked Townhouse units above grade shall be 4.4 square metres
- The required ground level Private Amenity Area may be located above grade, with a minimum area of 16 square metres and subject to the requirements of Section 5.3.2.5.2 b) and c)
5.3.3.1.58.1  Permitted Uses
In accordance with the provisions of Section 5.3.1.1 of the By-law.

5.3.3.1.58.2  Regulations
In accordance with the provisions of Section 4, Table 5.3.2 and Section 5.3.2 of the By-law (Residential Cluster Townhouse Zone), with the following exceptions and additions:

5.3.3.1.58.2.1  Minimum Lot Area per Dwelling Unit
255 square metres

5.3.3.1.58.2.2  Minimum Front Yard
3.9 metres

5.3.3.1.58.2.3  Minimum Side Yard
3 metres

5.3.3.1.58.2.4  Maximum Building Height
Despite Row 9, Table 5.3.2 of the By-law, the maximum Building Height shall be 4 Storeys and this provision shall be limited to a maximum of 12 of the Cluster Townhouse Dwelling Units adjacent to lands Zoned P.1 (Conservation Land).

5.3.3.1.58.2.5  Private Amenity Areas
Despite Section 5.3.2.5.1 i) of the By-law, a Private Amenity Area may have a minimum Setback of 1.4 metres from a side Lot Line, and this reduced Setback provision shall be limited to one of the Cluster Townhouse Dwelling Units.

5.3.3.1.58.2.6  Maximum Density
41 units per hectare

5.3.3.1.58.3  Severability
Despite any future severance, partition or subdivision of the lands, the provisions contained within the By-law, including Sections 5.3.3.1.58.2.1 to 5.3.3.1.58.2.6 shall apply to the whole lands as if no severance, partition or subdivision occurred.
5.3.3.1.59 R.3A-59
As shown on Defined Area Map Number 29 of Schedule “A” of this By-law.

5.3.3.1.59.1 Permitted Uses
In accordance with the permitted Uses outlined in Section 5.3.1.1 of the By-law, with the following addition:

*Multiple Attached Dwelling*

5.3.3.1.59.2 Regulations
In accordance with all regulations outlined in Section 5.3.2 and Table 5.3.2 (Cluster Townhouse) Zone regulations of By-law Number (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.59.2.1 Maximum Building Height
The maximum building height within 30 metres of the single detached lots with frontage on Rickson Avenue shall be 2 Storeys. The maximum Building height for the remainder of the block shall be a maximum of 4 Storeys.

5.3.3.1.59.2.2 Minimum Lot Area per Dwelling Unit
The minimum Lot Area per Dwelling Unit shall be 167 m2.

5.3.3.1.59.2.3 Minimum Distance between Buildings
- The distance between the front, exterior side and rear face of one Building, and the front, exterior side and rear face of another Building, each of which contains windows of Habitable Rooms, shall in no case be less than 12 metres.
- The distance between the interior Side Yard of any two Buildings on the same Lot shall in no case be less than 3 metres.

5.3.3.1.60 R.3A-60
1131 Gordon Street
As shown on Defined Area Map Number 32 of Schedule “A” of this By-law.

5.3.3.1.60.1 Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.60.2 Regulations
In accordance with Section 5.3.2 of the By-law, with the following exceptions and additions:
5.3.3.1.60.2.1 **Private Amenity Area**
Despite Section 5.3.2.5.1.i, the at-grade Private Amenity Area is permitted to be a minimum distance of 1.5 metres from a side Lot line.

5.3.3.1.60.2.2 **Maximum Density**
Despite Section 5.3.2.6.1, the maximum density of Cluster Townhouse development shall be 44 units per hectare.

5.3.3.1.60.2.3 **Minimum Lot Area per Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 230 square metres.

5.3.3.1.60.2.4 **Minimum Front Yard**
Despite Table 5.3.2, Row 5, the minimum Front Yard shall be 4.5 metres.

5.3.3.1.60.3 Deleted by (2019)-20427

20295 5.3.3.1.61 R.3A-61
671 Victoria Road North
As shown on Defined Area Map Number 28 of Schedule “A” of this By-law.

5.3.3.1.61.1 **Permitted Uses**
In accordance with the Uses permitted by Section 5.3.1.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.61.2 **Regulations**
In accordance with Section 5.3.2 of the By-law, with the following exception.

5.3.3.1.61.2.1 **Minimum Front Yard**
Despite Table 5.3.2, Row 5, the minimum Front Yard shall be 4.5 metres.

20360 5.3.3.1.62 R.3A-62(H)
89 Beechwood Avenue
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

5.3.3.1.62.1 **Permitted Uses**
In addition to the permitted Uses under Section 5.3.1.1 of By-law Number (1995)-14864, as amended, the following Use shall also be
permitted:

- **On-Street Townhouse**

Despite the definition of **On-Street Townhouse**, for the purposes of the R.3A-62 **Zone**, **On-Street Townhouse** means a **Townhouse** where each **Dwelling Unit** has independent **Driveway** access onto a public **Street** and is not located on a separate **Lot**.

### 5.3.3.1.62.2 Regulations

In accordance with Section 5.3.2 of the **By-law**, with the following exceptions and additions:

#### 5.3.3.1.62.2.1 Maximum Number of **Dwelling Units**

A maximum of sixteen (16) **Stacked Townhouses** and a maximum of six (6) **On-Street Townhouses** shall be permitted in this **Zone**. The total number of **Dwelling Units** shall not exceed twenty-two (22).

#### 5.3.3.1.62.2.2 Minimum **Side Yard**

Despite Table 5.3.2, Row 6, the northerly **Side Yard** setback shall be a minimum of 5 metres to the **Stacked Townhouses** and a minimum of 9 metres to the **On-Street Townhouses**.

#### 5.3.3.1.62.2.3 Maximum **Building Height On-Street Townhouses**

Despite Table 5.3.2, Row 9, **On-Street Townhouses** are limited to a maximum **Building Height** of two (2) **Storeys** in this **Zone**.

#### 5.3.3.1.62.2.4 Maximum **Building Height Stacked Townhouses**

Despite Table 5.3.2, Row 9, the end units of the **Stacked Townhouses** are limited to a maximum **Building Height** of two (2) **Storeys** in this **Zone**.

#### 5.3.3.1.62.2.5 Maximum **Angular Plane** to a Park

Despite Section 4.16, the maximum **Angular Plane** shall be 54 degrees.

#### 5.3.3.1.62.2.6 Minimum **Lot Area** Per **Dwelling Unit** and Minimum **Lot Frontage**

Minimum **Lot Area** per **Dwelling Unit** and Minimum **Lot Frontage** do not apply to **On-Street Townhouses** in this **Zone**.

### 5.3.3.1.62.3 Holding Provision

Purpose: To ensure that all required municipal site services adequate to accommodate the specific development are in place prior to the development of the lands occurring.
Prior to the removal of the Holding (‘H’) Symbol, the Owner shall complete the following condition to the satisfaction of the City:

The design and construction of a storm sewer on Beechwood Avenue, to the satisfaction of the City Engineer/General Manager of Engineering and Capital Infrastructure Services or upon the actual design and construction costs of these works being secured in a manner satisfactory to the City Engineer/General Manager of Engineering and Capital Infrastructure Services.

5.3.3.1.63  
**R.3A-63**  
278 College Ave West  
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.3.3.1.63.1  Definitions  
The following definition shall apply in the R.3A-63 Zone:

“Back-to-Back’ Townhouse” means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside.

5.3.3.1.63.2  Permitted Uses  
Despite Section 5.3.1.1 of this By-law, the following additional Use shall also be permitted.

- *Back-to-Back Townhouse*

5.3.3.2.63.3  Regulations  
In accordance with the provisions of Section 4 (General Provisions), Section 5.3.2 and Table 5.3.2 (Cluster Townhouses) of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.2.63.3.1  Maximum Building Coverage  
Despite Section 5.3.2, Table 5.3.2 Row 8, and Section 4 of the By-law, the maximum Building coverage shall be 52%.

5.3.3.2.63.3.2  Minimum Side Yard  
Despite Section 5.3.2, Table 5.3.2 Row 6, and Section 4 of the By-law, the minimum Side Yard shall be 3 metres.

5.3.3.1.64  R.3A-64  
120 & 122 Huron Street  
As shown on Defined Area Map 46 of Schedule “A” of this By-law.
5.3.3.1.64.1  **Permitted Uses**
In accordance with the *Uses* permitted by Section 5.3.1.1 of *By-law* Number (1995)-14864, as amended.

5.3.3.1.64.2  **Regulations**

5.3.3.1.64.2.1  **Private Amenity Area**

5.3.3.1.64.2.1.1  Despite Section 5.3.2.5.1a) and Table 5.3.2, Row 12, *Private Amenity Area* for each unit fronting on Huron Street shall have a minimum area of 12m2.

5.3.3.1.64.2.1.2  Despite Section 5.3.2.5.1b) and Table 5.3.2, Row 12, *Private Amenity Area* for each unit fronting onto Huron Street shall be permitted to have a minimum depth of 2 metres.

5.3.3.1.64.2.1.3  Despite Section 5.3.2.4.1i) and Table 5.3.2, Row 12, *Private Amenity Area* shall be permitted to be located 0 metres from the southerly *Interior Side Lot Line*.

5.3.3.1.64.2.2  **Minimum Rear Yard**
Despite Section 5.3.2.2 and Table 5.3.2, Row 7, a *Building* must be setback a minimum of 4.9 metres from the *Rear Lot Line*.

5.3.3.1.64.2.3  **Minimum Distance between Buildings**
Despite Section 5.3.2.2 and Table 5.3.2 Row 10, *Buildings* that do not face Huron Street are required to have a minimum distance of 5 metres between *Buildings*.

5.3.3.1.64.2.4  **Buffer Strip**
Despite Table 5.3.2, Row 14, a *Buffer Strip* will not be required along the *Interior Side Lot Line*.

5.3.3.1.64.2.5  **Off-Street Parking**
Despite 4.13 and Table 5.3.2 Row 16, parking shall be permitting to be located 0 metres from the *Rear and Interior Side Lot Lines*.

5.3.3.1.65  **R.3A-65 (H)**
1657 and 1665 Gordon St
As shown on Defined Area Map 30 of Schedule “A” of this *By-law*.

5.3.3.1.65.1  **Permitted Uses**
In accordance with the permitted *Uses* under Section 5.3.1.1 of *By-law* Number (1995)-14864, as amended.
5.3.3.1.65.2 Regulations
In accordance with Section 5.3.2 of the By-law, with the following exceptions and additions:

5.3.3.1.65.2.1 Minimum Lot Area Per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 137 m².

5.3.3.1.65.2.2 Maximum Density
Despite Section 5.3.2.6.2, the maximum density for Stacked Townhouses shall be 73 units per hectare.

5.3.3.1.65.2.3 Minimum Private Amenity Area Per Dwelling Unit
Despite Section 5.3.2.4.1 (a), the minimum ground level Private Amenity Area shall be 11.9 m².

5.3.3.1.65.2.4 Minimum Width of Private Amenity Area Per Dwelling Unit
Despite Section 5.3.2.5.1 (c), the minimum width of the ground level Private Amenity Area does not have to be equal to the width of the unit and shall be a minimum width of 4.5 metres.

5.3.3.1.65.3 Holding Provision
Purpose: To ensure that the required land assembly has been finalized prior to development occurring on the subject lands.

Prior to the removal of the Holding (“H”) Symbol, the Owner shall acquire the parcel of land legally described as Part of the Road Allowance between Concessions 7 and 8 and Part of Lot 9, Concession 8, designated as Part 3 of Reference Plan 61R-21700, City of Guelph, to the satisfaction of the City.
5.3.3.2 Restricted Defined R.3B Areas – Specialized R.3B Zones

5.3.3.2.1 R.3B-1
Paisley Rd., Grandridge Cres., 5-21 Candlewood Drive.
As shown on Defined Area Map Numbers 9 and 10 of Schedule “A” of this By-law.

5.3.3.2.1.1 Regulations

5.3.3.2.1.1.1 Minimum Rear Yard
9 metres except where a minimum 4.5 metre wide strip of land has been conveyed to abutting Lots in Registered Plans 711 or 674 the minimum Rear Yard shall be reduced to 7.5 metres.

5.3.3.2.1.1.2 Buffer Strips
Where a Residential R.3B-1 Zone abuts Lots in Registered Plans 711 or 674, a minimum 1.8 metre solid wood Fence shall be required in the Residential R.3B-1 Zone.

5.3.3.2.1.1.3 Maximum Building Height
Shall not exceed 8 metres or 2 Storeys.

5.3.3.2.2 R.3B-2
As shown on Defined Area Map Numbers 56 and 57 of Schedule “A” of this By-law.

5.3.3.2.2.1 Permitted Uses
Notwithstanding the Uses permitted by Section 5.3.1 of By-law (1995)-14864, as amended, the permitted Uses in the R.3B-2 Zone shall be limited to the following:

- Townhouse or row dwellings with each dwelling having direct or unobstructed access to a public Street.
- A Building or Structure accessory to the foregoing permitted Use.

5.3.3.2.2.2 Regulations
Notwithstanding the provisions of Section 5.3.2 of By-law (1995)-14864, only the following regulations shall apply in the R.3B-2 Zone:

5.3.3.2.2.2.1 Deleted
5.3.3.2.2.2 Minimum **Lot Frontage** – 6 metres.

5.3.3.2.2.3 Minimum **Lot Area** – 180m².

5.3.3.2.2.4 Minimum Floor Area Per **Dwelling Unit** – 83.5 m².

5.3.3.2.2.5 Minimum **Side Yard** – 1.5 metres.

5.3.3.2.2.6 Minimum **Front Yard**
   i. From Grange Road and Starwood Drive: 7.5 metres
   ii. From all other **Streets**: 6 metres from the **Street Line**.

5.3.3.2.2.7 Minimum **Exterior Side Yard** – 4.5 metres.

5.3.3.2.2.8 **Location of Legal Off-Street Parking Space**
Notwithstanding Sections 4 and 5.3.2 of this **By-law**, the legal off-street **Parking Space** shall be located to the rear of the **Setback line** and a minimum distance of 6 metres from the **Street Line**.

5.3.3.2.2.9 Maximum **Lot Coverage** – 40 %.

5.3.3.2.2.10 Minimum **Rear Yard** – 7.5 metres.

5.3.3.2.2.11 Off-Street **Parking** (Minimum) – 1 **Parking Space** per **Dwelling Unit**.

5.3.3.2.2.12 **Parking Stall Size** – 3 metres by 6 metres.

5.3.3.2.2.13 Maximum Number of **Dwelling Units** per **Building** – 8 units.

5.3.3.2.2.14 Maximum **Building Height** – 2 **Storeys** above **Finished Grade**.

5.3.3.2.2.15 **Accessory Buildings** or **Structures**
In accordance with Section 4.5 of **By-law** (1995)-14864.

5.3.3.2.3 **R.3B-3**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.3.3.2.3.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.3.1.2 of **By-law** Number (1995)-14864, as amended.

5.3.3.2.3.2 **Regulations**
In accordance with the provisions of Section 5.3.2 of **By-law** Number
(1995)-14864, as amended, with the following addition:

5.3.3.2.3.2.1 Storm Gallery Protection
No Buildings or Structures (excluding Fences) shall be located or constructed within 3.0 metres of the Rear Lot Line in this Zone, in order to protect the underground infiltration storm gallery.

5.3.3.2.4 R.3B-4
As shown on Defined Area Map Number 31 of Schedule “A” of this By-law.

5.3.3.2.4.1 Permitted Uses
In accordance with the permitted Uses outlined in Section 5.3.1.2 of this By-law.

5.3.3.2.4.2 Regulations
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions:

5.3.3.2.4.2.1 Maximum Building Height
Notwithstanding Table 5.3.2 (Row 9) of this By-law, the maximum permitted Building Height exclusive of basement or cellar, shall be 1.5 Storeys.

5.3.3.2.4.2.2 Maximum Density
Notwithstanding Section 5.3.2.6 of this By-law, as amended, the maximum density permitted shall be 32 units per hectare.

5.3.3.2.5 R.3B-5
Mitchell Farm Phase 2
As shown on Defined Area Map Number 2 of Schedule “A” of this By-law.

5.3.3.2.5.1 Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.

5.3.3.2.5.2 Regulations
In accordance with the provisions of Section 5.3.2 with the following addition:

5.3.3.2.5.2.1 Minimum Separation from Railway Right-of-Way
30 metres
5.3.3.2.6 R.3B-6
As shown on Defined Area Map Number 42 of Schedule “A” of this By-law.

5.3.3.2.6.1 Regulations
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions and addition:

5.3.3.2.6.1.1 Minimum Front Yard
4.5 metres from Clairfields Drive.

5.3.3.2.6.1.2 Access to Parking
Prohibited from Clairfields Drive.

5.3.3.2.6.1.3 Maximum Building Coverage
50%

5.3.3.2.7 R.3B-7
As shown on Defined Area Map Numbers 42, 56 and 75 of Schedule “A” of this By-law.

5.3.3.2.7.1 Regulations
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions:

5.3.3.2.7.1.1 Minimum Exterior Side Yard
4.5 metres

5.3.3.2.7.1.2 Maximum Building Coverage
50%

5.3.3.2.8 R.3B-8
As shown on Defined Area Map Number 42 of Schedule “A” of this By-law.

5.3.3.2.8.1 Regulations
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions and addition:

5.3.3.2.8.1.1 Minimum Exterior Side Yard
4.5 metres

5.3.3.2.8.1.2 Maximum Building Coverage
50 %
5.3.3.2.8.1.3 **Storm Gallery Protection**

No *Buildings* or *Structures* (excluding *Fences*) shall be located or constructed within 3.0 metres of the *Rear Lot Line* in this *Zone*, in order to protect the underground infiltration storm gallery.

5.3.3.2.9 **R.3B-9**

As shown on Defined Area Map Numbers 77 and 78 of Schedule “A” of this *By-law*.

5.3.3.2.9.1 **Regulations**

In accordance with the provisions of Section 5.3.2 of *By-law* Number (1995)–14864, as amended, with the following exceptions and additions:

5.3.3.2.9.1.1 **Minimum Front Yard**

6 metres from Victoria Road

5.3.3.2.9.1.2 **Maximum Building Coverage**

50%

5.3.3.2.9.1.3 **Access to Parking**

Prohibited from Victoria Road

5.3.3.2.10 **R.3B-10**

As shown on Defined Area Map Number 75 of Schedule “A” of this *By-law*.

5.3.3.2.10.1 **Permitted Uses**

- *Cluster Townhouses* in accordance with Section 5.3.1.1.
- *On-Street Townhouses* in accordance with Section 5.3.1.2.

5.3.3.2.10.2 **Regulations for Cluster Townhouses**

In accordance with the provisions of Section 5.3.2 and Table 5.3.2 (R.3A Cluster Townhouse Zone) of *By-law* Number (1995)–14864, as amended, with all of the exceptions outlined in Section 5.3.3.1.32.1 (R3A-32 Zone).

5.3.3.2.10.3 **Regulations for On-Street Townhouses**

In accordance with the provisions of Section 5.3.2 of *By-law* Number (1995)–14864, as amended, with the following exceptions:

5.3.3.2.10.3.1 **Minimum Exterior Side Yard**

4.5 metres.
5.3.3.2.10.3.2 Maximum Building Coverage
47% of Lot Area

5.3.3.2.11 R.3B-11
As shown on Defined Area Map Number 32 of Schedule “A” of this By-law.

5.3.3.2.11.1 Regulations
In accordance with the provisions of Section 5.1.2 of By-law Number (1995)–14864, as amended, with the following exception:

5.3.3.2.11.1.1 Minimum Density
The minimum density permitted shall be 40 units per hectare.

5.3.3.2.12 R.3B-12
As shown on Defined Area Map Number 32 of Schedule “A” of this By-law.

5.3.3.2.12.1 Permitted Uses
• Cluster Townhouses in accordance with Section 5.3.1.1.
• On-Street Townhouses in accordance with Section 5.3.1.2.

5.3.3.2.13 R.3B-13
1820 Gordon Street South
As shown on Defined Area Map Number 73 of Schedule “A” of this By-law.

5.3.3.2.13.1 Regulations
In accordance with the provisions of Section 5.3.2 of this By-law as amended, with the following addition:

5.3.3.2.13.1.1 Minimum Residential Density
The required minimum residential density shall be 32 units per hectare.

5.3.3.2.14 R.3B-14
As shown on Defined Area Map Number 51 of Schedule “A” of this By-law.

5.3.3.2.14.1 Permitted Uses
• Single Detached Dwelling in accordance with the R.1D regulations of Section 5.1.2 and Table 5.1.2.
• Semi-Detached Dwelling in accordance with Section 5.2.2.
• On-Street Townhouses in accordance with Section 5.3.2
5.3.3.2.15  **R.3B-15**
As shown on Defined Area Map Number 51 of Schedule “A” of this By-law.

5.3.3.2.15.1  Regulations
In accordance with the provisions of Section 5.3.2 of By-law Number (1995)-14864, as amended, with the following exception:

5.3.3.2.15.1.1  Minimum Lot Area
177 square metres.

5.3.3.2.16  **R.3B-16**
As shown on Defined Area Map Number 55 of Schedule “A” of this By-law.

5.3.3.2.16.1  Regulations
In accordance with the provisions of Section 5.3.1 of By-law number (1995)-14864, as amended, with the following exceptions:

5.3.3.2.16.1.1  Minimum Front Yard Setback from Eastview Road
4.5 metres

5.3.3.2.16.1.2  Maximum Front Yard Setback from Eastview Road
6 metres

5.3.3.2.16.1.3  Access to Parking
Prohibited from Eastview Road

5.3.3.2.16.1.4  Maximum Building Coverage
50%

5.3.3.2.16.1.5  Minimum Private Amenity Area per Dwelling Unit
20 square metres

5.3.3.2.17  **R.3B-17**
115 Fleming Road
As shown on Defined Area Map Number 62 of Schedule “A” of this By-law.

5.3.3.2.17.1  Permitted Uses
In accordance with Section 5.3.1.2 of Zoning By-law (1995)-14864, as amended.

5.3.3.2.17.2  Regulations
In accordance with the provisions of Section 5.3.2 of this By-law, as amended, with the following exceptions:
5.3.3.2.17.2.1 Minimum Lot Area per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 150 square metres.

5.3.3.2.17.2.2 Minimum Exterior Side Yard
Despite Table 5.3.2, Row 5a, the minimum Exterior Side Yard shall be 3.45 metres.

5.3.3.2.17.2.3 Maximum Building Coverage
Despite Table 5.3.2, Row 8, the maximum Building coverage shall be 50% of the Lot Area.

5.3.3.2.18 R.3B-18
As shown on Defined Area Map Number 62 of Schedule “A” of this By-law.

5.3.3.2.18.1 Permitted Uses
In accordance with the provisions of Section 5.3.1.2 of By-law Number (1995)-14864, as amended.

5.3.3.2.18.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.2.18.2.1 Maximum Number of Dwelling Units in a Row
9

5.3.3.2.18.2.2 Maximum Building Coverage
50%

5.3.3.2.18.2.3 Sight Line Triangles
Despite Section 4.6.1, the corner sight line triangle shall be formed by joining the point of intersection to points on each Street Line, measured a distance of 6 metres from that point of intersection.

5.3.3.2.18.2.4 Minimum Landscaped Open Space
35%

5.3.3.2.18.2.5 Access to Parking Spaces
Section 4.13.7.1 shall not apply

5.3.3.2.19 R.3B-19
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this By-law.
5.3.3.2.19.1 Permitted Uses
In accordance with Section 5.3.1.2 of the By-law.

5.3.3.2.19.2 Regulations
In accordance with Section 5.3.2 of the By-law with the following exceptions:

5.3.3.2.19.2.1 Minimum Lot Area
Despite Row 2, 165m$^2$

5.3.3.2.19.2.2 Minimum Lot Frontage
Despite Row 4, 5.5m

5.3.3.2.19.2.3 Minimum Front Yard
Despite Row 5, 6m to an attached Garage or Carport and 4.5m in all other cases.

5.3.3.2.19.2.4 Minimum Exterior Side Yard
Despite Row 5a, 2.4m

5.3.3.2.19.2.5 Minimum Rear Yard
Despite Row 7, 7.0m

5.3.3.2.19.2.6 Maximum Building Coverage
Despite Row 8, 50%

5.3.3.2.19.2.7 Minimum Landscaped Open Space
Despite Row 13, 35%

5.3.3.2.20 R.3B-20
1820 Gordon Street
As shown on Defined Area Map Number 73 of Schedule “A” of this By-law.

5.3.3.2.20.1 Permitted Uses
All Uses outlined in Section 5.3.1.2 of the By-law.

5.3.3.2.20.2 Regulations
All regulations in Section 5.3.2 of the By-law shall apply with the following exceptions and additions:

5.3.3.2.20.2.1 Minimum Lot Area
Despite Table 5.3.2, Row 2, the minimum Lot Area shall be 152m$^2$. 

19684
5.3.3.20.2.2 Minimum Lot Area per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 152m².

5.3.3.20.2.3 Minimum Lot Frontage
Despite Table 5.3.2, Row 4, the minimum Lot Frontage shall be 5.5m.

5.3.3.20.2.4 Maximum Building Coverage
Despite Table 5.3.2, Row 8, the maximum Building coverage shall be 50%.

5.3.3.20.2.5 Required Privacy/Security Fencing
In addition to the regulations in Section 4.20, a privacy Fence shall be required along the entire westerly property line in this Zone.

20002 5.3.3.2.21 R.3B-21
635 Woodlawn Rd E
As shown on Defined Area Map Number 49 of Schedule “A” of this By-law.

5.3.3.21.1 Permitted Uses
In accordance with the permitted Uses outlined in Section 5.3.1.2 of the By-law, with the following addition:

- Multiple Attached Dwelling

5.3.3.21.2 Regulations
In accordance with all regulations outlined in Section 5.3.2 of the By-law, with the following exceptions and additions as applicable to On-Street Townhouses:

5.3.3.21.2.1 Minimum Lot Area
Despite Table 5.3.2, Row 2, the minimum Lot Area shall be 170 m².

5.3.3.21.2.2 Minimum Lot Area per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 170 m².

5.3.3.21.2.3 Minimum Rear Yard
Despite Table 5.3.2, Row 7, the minimum Rear Yard shall be 7 metres.
5.3.3.2.21.2.4 Regulations
In accordance with all regulations outlined in Section 5.3.2 of the By-law, with the following exceptions and additions as applicable to Multiple Attached Dwellings:

5.3.3.2.21.2.5 Minimum Lot Area per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum Lot Area per Dwelling Unit shall be 80 m².

5.3.3.2.21.2.6 Minimum Front Yard
Despite Table 5.3.2, Row 5, and Sections 4.24 and 5.3.2.7, the minimum Front Yard shall be 3 metres.

5.3.3.2.21.2.7 Minimum Rear Yard
Despite Table 5.3.2, Row 7, the minimum Rear Yard shall be 4.5 metres.

5.3.3.2.21.2.8 Maximum Lot Coverage
Despite Table 5.3.2, Row 8, the maximum Lot Coverage shall be 61%.

5.3.3.2.21.2.9 Maximum Number of Dwelling Units in a Row
Despite Table 5.3.2, Row 18, no maximum number of Dwelling Units in a row shall be required.

5.3.3.2.22 R.3B-22
139 Morris Street
As shown on Defined Area Map Number 46 of Schedule “A” of this By-law.

5.3.3.2.22.1 Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.2 of By-law Number (1995)-14864, as amended.

5.3.3.2.22.2 Regulations
In accordance with Section 5.3.2 of the By-law, with the following exceptions and additions:

5.3.3.2.22.2.1 Maximum Building Height
Despite Table 5.3.2, Row 9 and Sections 4.16 and 4.18, the maximum Building Height shall be two Storeys.

5.3.3.2.22.2.2 Buffer Strip
Despite Table 5.3.2, Row 14, a Buffer Strip is not required.
5.3.3.2.22.2.3  Maximum Building coverage (% of Lot Area)
Despite Section 5.3.2.1, the maximum Building coverage (% of Lot Area) shall be 50 percent.

20333  5.3.3.2.23  R.3B-23
119 Ingram Drive, 35 Wideman Boulevard
As shown on Defined Area Map Number 77 of Schedule “A” of this By-law.

5.3.3.2.23.1  Permitted Uses
In accordance with the Uses permitted by Section 5.3.1.2 of the By-law.

5.3.3.2.23.2  Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.3.2 and Table 5.3.2 of Zoning By-law (1995)-14864, as amended, with the following exception and addition:

5.3.3.2.23.2.1  Minimum Exterior Side Yard
Despite Section 5.3.2, Table 5.3.2 Row 5a, and Section 4 of the By-law, the minimum Exterior Side Yard shall be 5.83 metres.